

UNOFFICIAL COPY



Quitclaim Deed

Mail to:

Michael T. McCormick
217 North Jefferson Street, Suite 100
Chicago, Illinois 60661

Doc#: 0726335483 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2007 01:46 PM Pg: 1 of 3

Name & Address Of Property Owner:

PDS Ventures, LLC, an
Illinois Limited Liability Company
1255 S. State, #1516
Chicago, IL 60605

GRANTOR, Peter Sheehan, of 1255 S. State, #1516, Chicago, Illinois, 60605, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, CONVEY, QUITCLAIM and WARRANT to the grantee, PDS Ventures, LLC, an Illinois Limited Liability Company, of Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 2 IN 1632 WEST BLACKHAWK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 38 IN BLOCK 9 IN McREYNOLDS SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0310844074, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2 AND S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

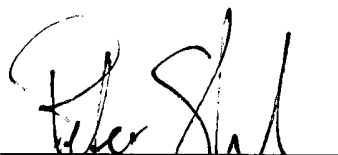
Permanent Index No: 17-06-221-028-0000 (affects underlying land)

This Deed is exempt from transfer tax under 35 ILCS 200/31-45(c)

Known as: 1632 W. Blackhawk St., Unit 2., Chicago, IL 60622

SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing. (2) Covenants, conditions, and restrictions of record. (3) All applicable zoning laws and ordinances.

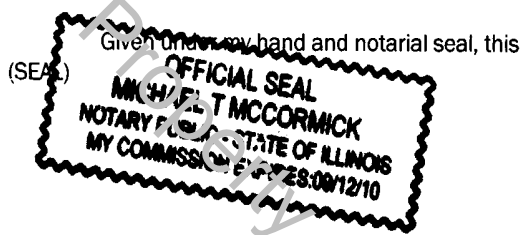
DATED this 10 day of SEPTEMBER, 2007.

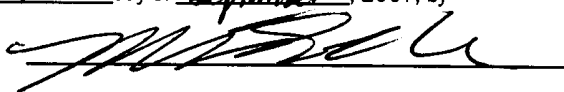

Signature: Peter Sheehan

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a notary in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Peter Sheehan is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and notarial seal, this 10th day of September, 2007, by


Signature: Notary Public
My Commission expires: 01/12, 2010

This instrument prepared by: Michael T. McCormick, McCormick Braun Friman LLC, 217 North Jefferson Street, Suite 100 Chicago, Illinois 60661.

Clerk of Cook County Clerk's Office

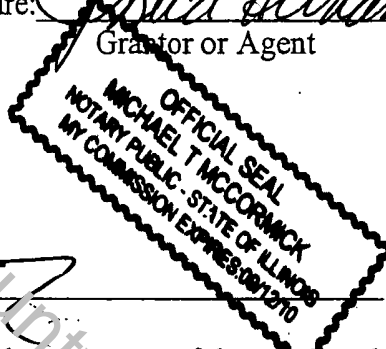
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 09/10, 2007 Signature: [Signature]
Grantor or Agent

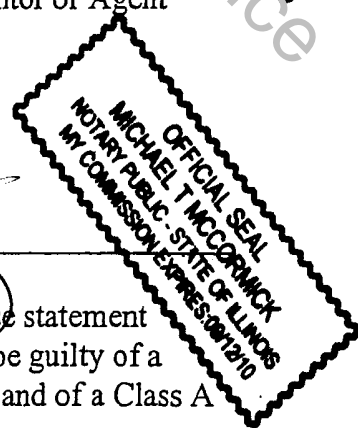
Subscribed and sworn to before me
by the said AGENT
this 10th day of September,
2007.
Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 09/10, 2007 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said AGENT
this 10th day of September,
2007.
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)