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Doc#: 0729042000 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/17/2007 07:45 AM Pg: 1 of 4

**QUIT CLAIM DEED**

PREPARED BY  
AND MAIL TO:

Gregory A. Braun, Esq.  
McCormick Braun Friman  
217 N. Jefferson Street, 1<sup>st</sup> Floor  
Chicago, IL 60661

**THE GRANTOR, STEVE WEITZMAN**, a married man, 555 Skokie Blvd., Ste. 500, Northbrook, IL 60062 for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **CONVEYS AND QUIT CLAIMS TO:**

**LOGAN STATION, L.L.C.**, an Illinois Limited Liability Company, the **GRANTEE**, 555 Skokie Blvd., Ste. 500, Northbrook, IL 60062

the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

*See Exhibit "A" attached hereto and incorporated by reference herein.*


Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 2518-20 N. Willetts Condominium Association at Logan Station (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) encroachments; and (x) acts of Purchaser. None of the exceptions shall interfere with the use of the Unit as a residence.

Permanent Real Estate Index Number: 13-25-315-022-0000

Address of Real Estate: 2518 N. Willetts, Unit 3S, Chicago, IL 60647

THIS IS NOT HOMESTEAD PROPERTY

Exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Act.

By: 

Date: 9/28/07

Box 334

3/24/19

SA 306875D / Schwimg / CTC / 1063 / ngr

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Dated as of the 28<sup>th</sup> day of  
September 2007

By: *Steven R. Waitz*  
Its: **Member**

STATE OF ILLINOIS                    )  
  ) SS.  
COUNTY OF COOK                    )

I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that *Steve Waitzman* Member of Logan Station, LLC, an Illinois limited liability company, and 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 she/he signed, sealed and delivered the said instrument as her/his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this *28<sup>th</sup>* day of September, 2007  
*Teresa L. West*  
Notary Public



Commission expires:

*This instrument prepared by McCormick Braun Friman, 217 N. Jefferson Street, Chicago, IL 60661*

Upon Recording, Mail to:  
GREG BRAUN  
McCORMICK BRAUN FRIMAN, LLC  
217 N. JEFFERSON ST., 13<sup>th</sup> FL.  
CHICAGO, IL 60613

Send Subsequent Tax Bills to:  
David Pruitt & Marjorie Anne  
Baltazar  
2518 N. Willetts, Unit 3S  
Chicago, IL 60647

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## EXHIBIT A

### PARCEL 1:

UNIT 3S IN THE 2518-2520 N. WILLETTS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 10 AND 11, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0636109080, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-3N, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0636109080.

### PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AND MAINTENCE AGREEMENT RECORDED AS DOCUMENT NUMBER 0636109079.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The Tenant of Unit 3S has waived or has failed to exercise the right of first refusal.

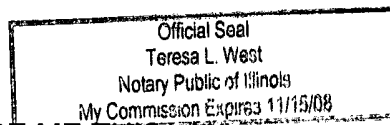
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed, assignment of beneficial interest in a land trust, is 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: September 28<sup>th</sup>, 2007

Signature [Handwritten Signature]  
Grantor or Agent



SUBSCRIBED AND SWORN TO BEFORE ME THIS

28<sup>th</sup> DAY OF September, 2007

[Handwritten Signature] (NOTARY PUBLIC)

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, 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: September 28<sup>th</sup>, 2007

Signature [Handwritten Signature]  
Grantee or Agent



SUBSCRIBED AND SWORN TO BEFORE ME THIS

28<sup>th</sup> DAY OF September, 2007

[Handwritten Signature] (NOTARY PUBLIC)

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 a Class A misdemeanor for subsequent offenses.