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2796/0081 53 001 Page 1 of 4
1998-11-06 10:51:45
Cook County Recorder 27.50

QUIT CLAIM DEED

Statutory (Illinois)
(Corporation to Individual)



THE GRANTOR, Pate Capital Partners, LP, a limited partnership created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for

(The Above Space for Recorder's Use Only)

the consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Partners of said limited partnership, CONVEYS and QUIT CLAIMS TO Lorenzo Pate, a married person residing at 220 S. Hamilton Avenue, Apt #2, Chicago, Illinois 60612 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 1 IN ELLEN KEENAN'S RESUB. OF LOTS 11 TO 13 AND THAT PART OF LOT 14 LYING N. OF JACKSON ST. IN BLK 5 OF HAMILTON'S SUB. OF THE E 501.62 FT. OF THE N 1622 FT. OF THE W 1/2 OF THE E 1/2 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL.

Permanent Real Estate Index Number(s): 17-18-116-026-0000

Address of Real Estate: 2134 West Jackson, Chicago, IL 60612

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. F

Date 11/6/98 Sign. Lorenzo Pate, General Partner

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its General Partner, and attested by Dawn Fredy, this 30th day of October 1998.

PATE CAPITAL PARTNERS, L.P.

By:

Lorenzo Pate
Lorenzo Pate, General Partner

Attest:

Dawn Fredy

Property of Cook County Clerk's Office

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State of Illinois)
) SS.
 County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Lorenzo Pate personally known to me to be the General Partner of Pate Capital Partners, L.P.,

IMPRESS
 NOTARIAL SEAL
 HERE

and Dawn Freely personally known to me, and each personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such General Partner and witness, they signed and delivered the said instrument pursuant to authority given by the Partners of said limited partnership, as their free and voluntary act, and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of October, 1998.

Commission expires _____, 19____ Susan M Leith
 Notary Public

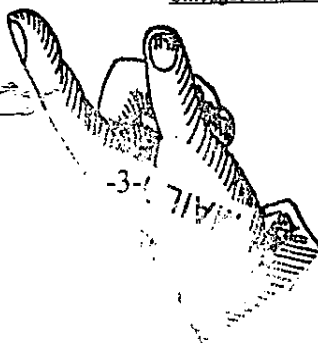


This Instrument Was Prepared By:

Lorenzo Pate
 220 S. Hamilton Ave., #2
 Chicago, IL 60612

MAIL TO: { Lorenzo Pate }
 (Name)
 { 220 S. Hamilton Ave #2 }
 (Address)
 { Chicago, IL 60612 }
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
 Lorenzo Pate _____
 (Name)
 220 S. Hamilton Ave., #2 _____
 (Address)
 Chicago, Illinois 60612 _____
 (City, State and Zip)

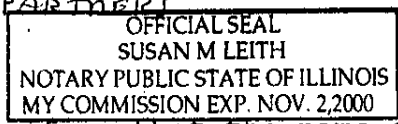


STATEMENT BY GRANTOR AND GRANTEE

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 November 4, 1998 PATE Capital Partners, L.P.
Signature: By: Lorenzo Pate, General Partner
Grantor or Agent

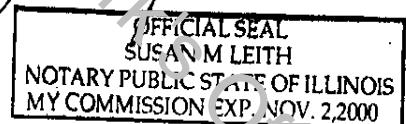
Subscribed and sworn to before me by the said LORENZO PATE / PATE CAPITAL PARTNER this 4TH day of NOVEMBER, 1998
Notary Public Susan M Leith



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 November 4, 1998 Lorenzo Pate
Signature: Lorenzo Pate
Grantee or Agent

Subscribed and sworn to before me by the said LORENZO PATE this 4TH day of NOVEMBER, 1998
Notary Public Susan M Leith



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.)



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS