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Doc#: 0803205222 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/01/2008 02:59 PM Pg: 1 of 4

QUIT CLAIM DEED

FEE SIMPLE

ILLINOIS

THE GRANTOR(name and address)

Ronald A. Richmond
1487 N. Clybourne
Chicago, IL 60610

(Above Space For Recorder's Use)

STC 552802
Lot 2

29
22

An unmarried individual of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and NO/100ths Dollars (\$10.00), in hand paid, CONVEYS and QUIT CLAIMS to the Grantee(s) Robert W. Richmond, an unmarried individual of 1487 N. Clybourne, City of Chicago, County of Cook, State of Illinois, as FEE SIMPLE, all interests in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PLEASE SEE ATTACHED LEGAL

Premises Commonly Known As: 1487 N. Clybourne, Chicago, IL 60610
Parcel Identification Number(s): 17-04-115-053

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the grantor Ronald A. Richmond, has hereunto set her hand and seal on this 25th day of JANUARY, 2008.

Ronald A. Richmond (SEAL)

15
EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4, REAL ESTATE TRANSFER TAX ACT.
BUYER, SELLER OR REPRESENTATIVE
DATE 2-1-8

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-649-4243

UNOFFICIAL COPY**STEWART TITLE****GUARANTY COMPANY**

HEREIN CALLED THE COMPANY

ALTA COMMITMENT

Schedule A - Legal Description

File Number: TM257357

Assoc. File No. OB2007-180mlh

COMMITMENT - LEGAL DESCRIPTION

PARCEL 1: LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1 (H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY) CREATED BY INSTRUMENT (REFERRED TO HEREIN AS THE SUBLEASE), A MEMORANDUM OF WHICH WAS RECORDED November 9, 2000 AS DOCUMENT NUMBER 00885777, WHICH DEMISES THE LAND BUT NOT THE IMPROVEMENTS LOCATED THEREON FOR A TERM OF YEARS BEGINNING October 2, 2000 AND ENDING November 30, 2093, BEING A SUBLEASE OF PART OF THAT LEASEHOLD ESTATE CREATED BY INSTRUMENT DATED February 1, 1995 (REFERRED TO HEREIN AS THE GROUND LEASE) A MEMORANDUM OF WHICH WAS RECORDED April 27, 1995 AS DOCUMENT NUMBER 95278768, WHICH DEMISES THE LAND AND OTHER LAND FOR A TERM OF YEARS BEGINNING October 2, 2000 AND ENDING November 30, 2093.

SUB-PARCEL A: THAT PART OF LOT 10 IN BLOCK 4 OF ORCHARD PARK SUBDIVISION, BEING GA SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 98901233, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 28 DEGREES 50 MINUTED 00 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10, 24.99 FEET TO THE CENTERLINE AND ITS EXTENSION OF A PART WALL AND THE POINT OF BEGINNING, THENCE NORTH 61 DEGREES 6 MINUTES 00 SECONDS WEST, ALONG SAID CENTER LINE AND ITS EXTENSIONS 70.17 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 10, THENCE 28 DEGREES 50 MINUTES 00 SECONDS, ALONG SAID NORTHWESTERLY LINE, 16.61 FEET TO THE CENTERLINE AND ITS EXTENSION OF A PARTY WALL, THENCE SOUTH 61 DEGREES 6 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE AND ITS EXTENSION, 70.17 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 10; THENCE SOUTH 28 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE, 16.61 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL B: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED November 30, 1996 AND RECORDED December 31, 1996 AS DOCUMENT NUMBER 96983509 OVER, UPON AND ACROSS THE COMMON AREA (AS DEFINED AND DESCRIBED THEREIN).

SUB-PARCEL C: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCELS A AND B CREATED, DEFINED AND LIMITED BY INSTRUMENT (EASEMENT AGREEMENT) RECORDED September 6, 1996 AS DOCUMENT NUMBER 96683222 OVER, UPON AND ACROSS PRIVATE STREET.

PARCEL 2: IMPROVEMENTS (BUT NOT COMMON AREA IMPROVEMENTS) AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED November 30, 1996 AND RECORDED December 31, 1996 AS DOCUMENT NUMBER 96983509 LOCATED ON THE LAND.


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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, PAUL L SHELTON, a notary public, do hereby certify that **Ronald A. Richmond**, 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 25th day of JANUARY, 2008.





 Notary Public

(Impress Seal Here)

Prepared by: Paul L. Shelton, Esq.
 1010 Jorie Blvd Suite 144
 Oakbrook, Illinois 60521

Mail to: Robert W. Richmond
 1487 N. Clybourne
 Chicago, IL 60610

Send Subsequent Tax Bills to:

Robert W. Richmond
 1487 N. Clybourne
 Chicago, IL 60610

Affix Village Stamp Below if Applicable

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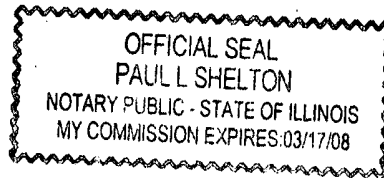
STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED 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: 1-28-08

SIGNATURE *Paul L Shelton*
Grantor or Agent

Subscribed and sworn before me this 25th
day of JANUARY, 2008.



Notary Public *Paul L Shelton*

THE GRANTEE(S) OR HIS/HER THEIR AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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: 1-28-08

SIGNATURE *Paul L Shelton*
Grantee or Agent

Subscribed and sworn before me this 25th
day of JANUARY, 2008.



Notary Public *Paul L Shelton*

Note: any person who knowingly submits false information concerning the grantee shall be guilty of a class C misdemeanor for the first offense and a class A misdemeanor for each subsequent offense.