



Doc#: 0808755040 Fee: \$40.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/27/2008 02:25 PM Pg: 1 of 3

QUIT CLAIM DEED

Grantor, KATALINA GROH, a single person, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys and quitclaims to 1320 N. ASTOR STREET LLC, an Illinois limited liability company, of 1320 North Astor Street, #4, Chicago, Illinois 60610, the following described real estate located in the County of Cook, State of Illinois:

UNIT 1 IN THE 1320 NORTH ASTOR E.R.T.A. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2, AND 3 IN BLOCK 4 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS;

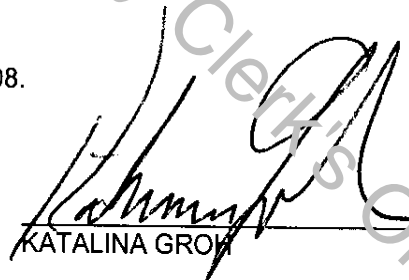
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27353176, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel Identification Number: 17-03-106-030-1002

Commonly known as: 1320 North Astor Street, Unit #1, Chicago, Illinois 60610

This property is **not** Homestead Property to the Grantor named herein.

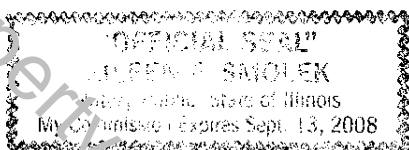
Dated this 19 day of FEBRUARY, 2008.


KATALINA GROH

UNOFFICIAL COPYSTATE OF ILLINOIS
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that KATALINA GROH, a single person, 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 signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 19th day of February, 2008.



Alpena F. Svolak
Notary Public

This Document Prepared by and
After Recording Mail to:

John H. Bickley III
KOVITZ SHIFRIN NESBIT
750 Lake Cook Road, #350
Buffalo Grove, IL 60089-2073
(847) 537-0500; Fax (847) 537-0550

Send subsequent tax bills to:

Katalina Groh
1320 N. Astor Street
Unit #4
Chicago, Illinois 60610

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor, or Grantor's Agent, affirms that, to the best of the Grantor's knowledge, the name of the Grantor 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 MAR. 6, 2008

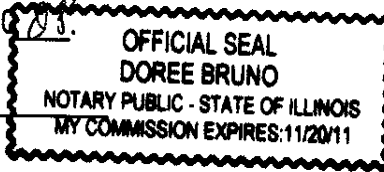
David C. Hinton
Grantor/Agent

Subscribed and sworn to before me this

11th day of March, 2008.

Doree Bruno

Notary Public



The Grantee, or Grantee's 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 title to real estate under the laws of the State of Illinois.

Dated MAR. 6, 2008

David C. Hinton
Grantee/Agent

Subscribed and sworn to before me this

11th day of March, 2008.

Doree Bruno

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantor or 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.)