

# UNOFFICIAL COPY

This instrument was prepared by and after recording return to:

DLA Piper US LLP  
203 North LaSalle, Suite 1800  
Chicago, IL 60601  
ATTN: David G. Lynch, Esq.



Doc#: 0813045155 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/09/2008 03:49 PM Pg: 1 of 8

*This space reserved for Recorder's use only.*

## QUIT CLAIM DEED

For good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, and pursuant to a certain Settlement Agreement and Mutual Release by and among Ted Theodosiadis, Ira Kaufman and Gary Godina, on the one hand, and Ghian Foreman, Maktub Chicago Development, LLC, Syncom Venture Management Co., LLC, and 55th and State Redevelopment LLC, on the other hand, dated as of April \_\_\_\_, 2008, Ted Theodosiadis, Ira Kaufman and Gary Godina ("Grantors") do hereby QUITCLAIM, REMISE, RELEASE, ALIEN AND CONVEY solely unto 55th and State Redevelopment, LLC, an Illinois limited liability company, ("Grantee") and its successors and assigns, FOREVER, all of Grantors' right, title and interest in that certain real property described in Exhibit A attached hereto and made a part hereof, together with all improvements and fixtures affixed thereto or located thereon and all easements and appurtenances thereto (collectively, the "Property") without warranty or representation, express or implied.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns.

EXECUTED this 25 day of April, 2008.

  
\_\_\_\_\_  
Ted Theodosiadis

\_\_\_\_\_  
Ira Kaufman

\_\_\_\_\_  
Gary Godina

CHGO131206334.1

**DONE AT CUSTOMER'S REQUEST**

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DLA Piper US LLP  
203 North LaSalle, Suite 1800  
Chicago, IL 60601  
ATTN: David G. Lynch, Esq.

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## QUIT CLAIM DEED

For good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, and pursuant to a certain Settlement Agreement and Mutual Release by and among Ted Theodosiadis, Ira Kaufman and Gary Godina, on the one hand, and Ghian Foreman, Maktub Chicago Development, LLC, Syncom Venture Management Co., LLC, and 55th and State Redevelopment LLC, on the other hand, dated as of April \_\_\_\_, 2008, Ted Theodosiadis, Ira Kaufman and Gary Godina ("Grantors") do hereby QUITCLAIM, REMISE, RELEASE, ALIEN AND CONVEY solely unto 55th and State Redevelopment, LLC, an Illinois limited liability company, ("Grantee") and its successors and assigns, FOREVER, all of Grantors' right, title and interest in that certain real property described in Exhibit A attached hereto and made a part hereof, together with all improvements and fixtures affixed thereto or located thereon and all easements and appurtenances thereto (collectively, the "Property") without warranty or representation, express or implied.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns.

EXECUTED this 25 day of April, 2008.

\_\_\_\_\_  
Ted Theodosiadis

\_\_\_\_\_  
Ira Kaufman

\_\_\_\_\_  
Gary Godina

# UNOFFICIAL COPY

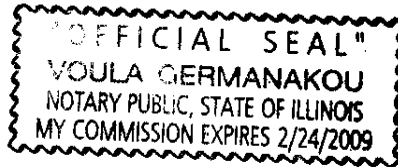
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Voula Germanakou, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Ted Theodosiadis, who 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/she signed, sealed and delivered the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25<sup>th</sup> day of April, 2008.

[AFFIX SEAL]

\_\_\_\_\_  
Notary Public



STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Ira Kaufman, who 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/she signed, sealed and delivered the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_\_ day of April, 2008.

[AFFIX SEAL]

\_\_\_\_\_  
Notary Public

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Gary Godina, who 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/she signed, sealed and delivered the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_\_ day of April, 2008.

[AFFIX SEAL]

\_\_\_\_\_  
Notary Public

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Ted Theodosiadis, who 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/she signed, sealed and delivered the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_\_ day of April, 2008.

[AFFIX SEAL]

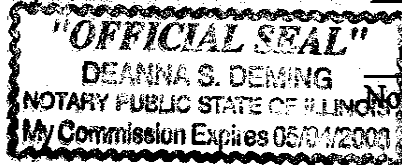
\_\_\_\_\_  
Notary Public

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Deanna Deming, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Ira Kaufman, who 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/she signed, sealed and delivered the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25 day of April, 2008.

[AFFIX SEAL]



\_\_\_\_\_  
Notary Public

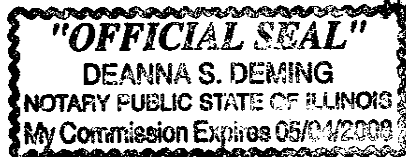
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Deanna Deming, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Gary Godina, who 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/she signed, sealed and delivered the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25 day of April, 2008.

[AFFIX SEAL]

CHGO101206334.1



\_\_\_\_\_  
Notary Public

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7-MAY-2007 15:19

GOLD-RAX Message

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CHICAGO TITLE INSURANCE COMPANY  
 COMMITMENT FOR TITLE INSURANCE  
 SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008369815 D1

## 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

## PARCEL 1:

LOTS 7 AND 8 IN ASSESSOR'S DIVISION OF THE NORTH 5 ACRES OF THE SOUTH 10 ACRES OF THE WEST 1/3 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS; ALSO, DESCRIBED AS FOLLOWS:

LOTS 7 AND 8 IN THE ASSESSOR'S DIVISION OF THE PART OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 7.50 CHAINS NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH, A DISTANCE OF 7.50 CHAINS; THENCE EAST, A DISTANCE OF 6.67 CHAINS; THENCE SOUTH, A DISTANCE OF 7.50 CHAINS; THENCE WEST TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; ALSO,

LOTS 15 TO 39, ALL INCLUSIVE IN JOHN N. WHEELER'S SUBDIVISION OF 5 ACRES IN THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO, DESCRIBED AS FOLLOWS:

LOTS 15 TO 39, ALL INCLUSIVE IN JOHN N. WHEELER'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO,

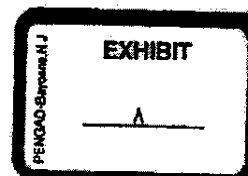
ALL OF THE VACATED NORTH/SOUTH 20-FOOT PUBLIC ALLEY, LYING EAST OF AND ADJOINING THE EAST LINE OF AFORESAID LOT 8 AND WEST OF AND ADJOINING THE WEST LINE OF LOT 7 IN ASSESSOR'S DIVISION AND LYING EAST OF THE EAST LINE OF AFORESAID LOTS 27 TO 38, BOTH INCLUSIVE AND WEST OF THE WEST LINE OF AFORESAID LOTS 15 TO 26, BOTH INCLUSIVE IN JOHN N. WHEELER'S SUBDIVISION AND LYING NORTH OF THE NORTH LINE OF AFORESAID LOT 39 IN JOHN N. WHEELER'S SUBDIVISION, VACATED BY ORDINANCE RECORDED DECEMBER 5, 1974 AS DOCUMENT 22925121, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

LOT 6 IN W. E. MOSBY AND CO'S INC. SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF BLOCK 16 IN WEBSTERS SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1941 AS DOCUMENT 12676590 IN COOK COUNTY, ILLINOIS

## PARCEL 3:

CONTINUED ON NEXT PAGE



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CHICAGO TITLE INSURANCE COMPANY  
 COMMITMENT FOR TITLE INSURANCE  
 SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008369815 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

UNIT 4 IN THE 4550 S. LAKE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 5 AND 6 IN W. N. CRAIG'S RESUBDIVISION OF LOTS 1 TO 6 OF HENRY J. FURBER'S WOODLAWN AVENUE AND LAKE AVENUE SUBDIVISION OF PART OF LOTS 7, 8 & 9 IN LYMAN'S SUBDIVISION IN THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 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 0608010093, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF G4 AND P4 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0608010093.

CHICAGO TITLE INSURANCE COMPANY  
**UNOFFICIAL COPY**  
 COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

ORDER NO.: 1401    008369815 D1

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

GENERAL EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. IF EXTENDED COVERAGE OVER THE FIVE GENERAL EXCEPTIONS IS REQUESTED, WE SHOULD BE FURNISHED THE FOLLOWING:
  - A. A CURRENT ALTA/ACSM OR ILLINOIS LAND TITLE SURVEY CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY;
  - B. A PROPERLY EXECUTED ALTA STATEMENT;

MATTERS DISCLOSED BY THE ABOVE DOCUMENTATION WILL BE SHOWN SPECIFICALLY.

NOTE: THERE WILL BE AN ADDITIONAL CHARGE FOR THIS COVERAGE.

7. NOTE FOR INFORMATION: THE COVERAGE AFFORDED BY THIS COMMITMENT AND ANY POLICY ISSUED PURSUANT HERETO SHALL NOT COMMENCE PRIOR TO THE DATE ON WHICH ALL CHARGES PROPERLY BILLED BY THE COMPANY HAVE BEEN FULLY PAID.

BD 8.

1. TAXES FOR THE YEAR(S) 2006, 2007 AND 2008  
2008 TAXES ARE NOT YET DUE OR PAYABLE.

- 1A. NOTE: 2007 FIRST INSTALLMENT IS DUE BY MARCH 01, 2008  
NOTE: 2007 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

| PERM TAX#   | PCL     | YEAR | 1ST INST   | STAT   | 2ND INST    | STAT   |
|---|---------|------|------------|--------|-------------|--------|
| 20-02-402-044-0000  | 1 OF 17 | 2006 | \$1,529.58 | PAID   | \$22,355.98 | UNPAID |
| THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PARCEL 3      |         |      |            |        |             |        |
| 20-10-308-001-0000  | 2 OF 17 | 2006 | \$3,629.96 | UNPAID | \$4,660.04  | UNPAID |
| THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1 |         |      |            |        |             |        |
| 20-10-308-002-0000  | 3 OF 17 | 2006 | \$1,339.81 | UNPAID | \$1,715.68  | UNPAID |
| THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1 |         |      |            |        |             |        |
| 20-10-308-003-0000  | 4 OF 17 | 2006 | \$678.37   | UNPAID | \$780.48    | UNPAID |
| THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1 |         |      |            |        |             |        |
| 20-10-308-004-0000  | 5 OF 17 | 2006 | \$551.24   | UNPAID | \$661.80    | UNPAID |
| THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1 |         |      |            |        |             |        |
| 20-10-308-005-0000  | 6 OF 17 | 2006 | \$550.49   | UNPAID | \$621.52    | UNPAID |
| THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1 |         |      |            |        |             |        |

# CHICAGO TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B (CONTINUED)

ORDER NO.: 1401 008369815 D1

20-10-308-006-0000 7 OF 17 2006 \$551.96 UNPAID \$623.49 UNPAID  
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1

20-10-308-007-0000 8 OF 17 2006 \$2,051.10 UNPAID \$2,664.02  
UNPAID THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1

20-10-308-008-0000 9 OF 17 2006 \$4,233.00 UNPAID NOT BILLED  
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1

20-10-308-009-0000 10 OF 17 2006 \$6,114.95 UNPAID \$4,182.81  
UNPAID THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1

20-10-308-010-0000 11 OF 17 2006 \$5,137.89 UNPAID \$9,426.81  
UNPAID THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1

20-10-308-011-0000 12 OF 17 2006 \$886.95 UNPAID \$1,603.35  
UNPAID THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1

20-10-308-012-0000 13 OF 17 2006 \$886.95 UNPAID \$1,603.35  
UNPAID THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1

20-10-308-013-0000 14 OF 17 2006 \$886.95 UNPAID \$1,603.35  
UNPAID THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1

20-10-308-014-0000 15 OF 17 2006 \$886.95 UNPAID \$1,603.35  
UNPAID THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1

20-10-308-015-0000 16 OF 17 2006 \$10,828.42 UNPAID \$17,420.00  
UNPAID

THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 1  
20-34-114-031-0000 17 OF 17 2006 \$325.58 PAID \$225.14 PAID  
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PARCEL 2

\* \* \* \* \*

PERM TAX# 20-02-402-044-0000 PCL 1 OF 17 YEAR 2006 VOLUME 250

2A THE GENERAL TAXES AS SHOWN BELOW