

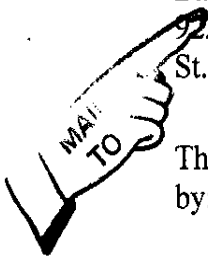
# UNOFFICIAL COPY

Mail to:

BanHen, LLC  
922 Wildwood Court  
St. Charles, IL 60174



Doc#: 0819145123 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/09/2008 03:28 PM Pg: 1 of 4



This instrument was prepared by:

Todd Bancroft  
Equity Marketing  
303 West Madison  
Suite 1000  
Chicago, IL 60606

## QUIT CLAIM DEED

THIS QUIT CLAIM DEED from **TODD A. BANCROFT**, a married man, residing at 922 Wildwood Court, St. Charles, Illinois 60174 and **JOHN F. HENKEL**, a married man, residing at 55 N. Dixon Drive, Batavia, Illinois 60510 (collectively the "Grantor"), to **BANHEN, LLC**, an Illinois limited liability company with its principal place of business at 303 West Madison, Suite 1000, Chicago, Illinois 60606 (the "Grantee"),

### WITNESSETH THAT:

The Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, CONVEY AND QUIT CLAIM unto Grantee, and to its successors and assigns, all of the following described real estate, situated in the Cook County, Illinois, known and described as follows, to wit:

(See Exhibit A attached hereto and made a part hereof).

Together with all existing or subsequently erected or affixed buildings, improvements and fixtures, and the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand or whatsoever of Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances thereto; **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, her successors, heirs and assigns forever.

Grantor hereby releases and waives all right under and by virtue of the Homestead Exemption Laws of the State of Illinois

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

02070161 Acem 1 of 3 (LD)

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IN WITNESS WHEREOF, Grantor has executed and delivered this Quit Claim Deed as of the date set forth below.

DATE: May 15, 2008

Todd A. Bancroft  
TODD A. BANCROFT

John F. Henkel  
JOHN F. HENKEL

STATE OF ILLINOIS     )  
  )  
  )     SS  
COUNTY OF COOK     )

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that TODD A. BANCROFT is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal May 15, 2008.



Julie J. Mungovan  
Notary Public

STATE OF ILLINOIS     )  
  )  
  )     SS  
COUNTY OF COOK     )

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that JOHN F. HENKEL is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal May 15, 2008.



Julie J. Mungovan  
Notary Public

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## EXHIBIT A Legal Description of Property

PARCEL 1:

**UNIT NO 1906. TOGETHER WITH PARKING SPACE PS019** IN 474 NORTH LAKE SHORE DRIVE, A CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2 IN BLOCK 5 IN CITYFRONT CENTER AND PART OF THE OGDEN SLIP LYING SOUTHERLY OF AND ADJOINING SAID LOT 2, BEING A PART OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 10, 2005 AS DOCUMENT NO. 0531422075, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY FIRST AMENDMENT TO GRANT AND DECLARATION OF NON-EXCLUSIVE EASEMENT FROM CHICAGO DOCK AND CANAL TRUST TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1986 AND KNOWN AS TRUST NUMBER 67050 DATED SEPTEMBER 30, 1986 AND RECORDED SEPTEMBER 30, 1986 AS DOCUMENT 86446718 AND AS AMENDED BY FIRST AMENDMENT RECORDED JULY 15, 1988 AS DOCUMENT 88312033 FOR INGRESS AND EGRESS AND NAVIGATIONAL PURPOSES.

PARCEL 3:

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND 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.

COMMON ADDRESS: Unit 1906, 474 North Lake Shore Drive, Chicago, Illinois

PIN NOS.: 17-10-222-007-1036  
17-10-222-007-1510

**Exempt under provisions of Paragraph e,**

**35 ILCS 200/31-45, Property Tax Code**

5/15/08

Date

Todd R. [Signature]

Buyer, Seller or Representative

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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 of Assignment of Beneficial Interest in 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 7-8, 2008

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 8, day of July, 2008.  
Notary Public [Signature]



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 title to real estate under the laws of the State of Illinois.

Date 7-8, 2008

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 8, day of July, 2008.  
Notary Public [Signature]



**Note:** Any person who knowingly submits a false statement concerning the identity of **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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)