

# UNOFFICIAL COPY



Doc#: 0835240064 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/17/2008 12:27 PM Pg: 1 of 3

## QUIT CLAIM DEED

THE GRANTOR, **907 MARGATE THC, LLC**, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **QUIT CLAIMS** to, **PHILLIP A. MODELSKI** of 612 Arlington Parkway, Jeepy Hollow, IL, GRANTEE, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit,:

**\* AND DIANE MODELSKI AS JOINT TENANTS**

UNITS NUMBERS 5338-2E, 5340-1N, 5340-3N, 5344-2E IN BERWYN STATION CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARTS OF LOTS 4 AND 5 IN BLOCK 9 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2007 AS DOCUMENT NUMBER 0714322087 AND AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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

Permanent Real Estate Index Numbers	Address of Real Estate
14-08-207-022-1008	5338-2E N. Winthrop, Chicago, IL
14-08-207-022-1016 /	5340-1N N. Winthrop, Chicago, IL
14-08-207-022-1018	5340-3N N. Winthrop, Chicago, IL
14-08-207-022-1030	5344-2E N. Winthrop, Chicago, IL

The Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This Deed is also 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. There are no tenants within the property and thus there is no right of first refusal in favor of any tenant.

1073  
MARGATE  
BK  
and  
221503  
CT1

166  
2  
8

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Dated this 30<sup>th</sup> day of November 2008.

**GRANTOR:**

907 Margate THC, LLC; an Illinois  
Limited liability company

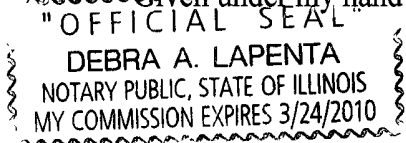
*Robert Walker*

By: Its manager

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 **ROBERT WALKER, MANAGER of 907 MARGATE THC, LLC.**, 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, and for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30 day of November, 2008.



*Debra A. Lapenta*  
Notary Public

Send subsequent tax bills to:

After recording send to:

**Phillip Modelski**

**Phillip Modelski**

**This instrument was prepared by:**

Pittacora & Crotty, LLC  
Bernard F. Crotty  
Attorneys at Law  
9550 W. Bormet Drive, Suite 205  
Mokena, Illinois 60448

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4, OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

*Phillip Modelski*  
Signature

12-4-08  
Date

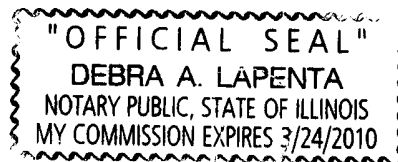
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## STATEMENT BY GRANTOR AND GRANTEE

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 12/04, 2008 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
me by the said Debra A Lapenta  
this 20<sup>th</sup> day of December  
2008



Notary Public: Debra A Lapenta

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, or 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 12-4-08, 20\_\_ Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said  
this 4<sup>th</sup> day of December  
2008



Notary Public: Debra A Lapenta

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 to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)