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Doc#: 0907029023 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/11/2009 11:45 AM Pg: 1 of 5

QUIT CLAIM DEED
Statutory Illinois



Doc#: 0907631024 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/17/2009 10:47 AM Pg: 1 of 5

Prepared By:
Julia E. Lane
Bond Companies
350 W. Hubbard Street, Ste. 450
Chicago, IL 60610

Above Space for

THE GRANTOR, **FRANK and KRISTIN PELLICORI**, a married couple, whose address is, **1735 N. Paulina Ave., #613 Chicago, Illinois, 60622**, for and in consideration of **TEN & 00/100 DOLLARS**, and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said company, **GRANTS, CONVEYS and QUIT CLAIMS** to the GRANTEE, **BOND/CG BUCKTOWN LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever

SUBJECT TO: Exceptions set forth on Exhibit "B" attached hereto and incorporated by this reference.

Permanent Real Estate Index Number: ~~14-31-422-039-1069~~ 14-31-422-041-~~1073~~ 1069

Address of Property: 1735 N. Paulina, P-24, Chicago, IL 60622

** This document is being recorded to correct tax number*

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the revision or revisions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever. Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantees that it has not done, or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those exceptions set forth on Exhibit "B."

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this 21 day of October 2008.

GRANTOR:

By: [Signature]
Frank Pellicori, an individual

GRANTOR:

By: [Signature]
Kristin Pellicori, an individual

Exempt under the provisions of Paragraph E, Section 4, of the Illinois Real Estate Transfer Act.

11-4-08
Date

[Signature]
Representative

Exempt under provisions of Section 3-33-60, Paragraph E of the Chicago Transfer Tax Ordinance.

11-4-08
Date

[Signature]
Representative

State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Frank Pellicori and Kristin Pellicori**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal this 21 day of October, 2008.



[Signature]
Notary Public

Mail To:

Bond / CG Bucktown, LLC
c/o Bond Companies
350 W. Hubbard Street, Suite 450
Chicago, IL 60654

Mail Tax Bill to:

Bond /CG Bucktown, LLC
c/o Bond Companies
350 W. Hubbard Street, Suite 450
Chicago, IL 60654

UNOFFICIAL COPY**EXHIBIT "A"
LEGAL DESCRIPTION**

PARCEL 1: **P-24** IN THE PAC LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS, PARTS OF LOTS AND PARTS OF VACATED ALLEYS IN DILLARDS RESUBDIVISION OF LOTS 70 TO 87, BOTH INCLUSIVE, AND LOTS 99 TO 116, BOTH INCLUSIVE IN KEENAN'S SUBDIVISION OF BLOCK 24 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH NON-EXCLUSIVE EASEMENT DATED JULY 14, 1994 AND RECORDED NOVEMBER 30, 1994 AS DOCUMENT NUMBER 04007955 FOR (1) INGRESS AND EGRESS, (2) MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRICAL CONDUIT WIRING, AND (3) DRAINAGE OVER THE VACATED PUBLIC ALLEY DESCRIBED THEREIN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0629915153, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS

Property Address: 1735 N. Paulina **P-24** Chicago, Illinois 60622

Permanent Real Estate Index Number:

~~14-31-422-039-1069~~

14-31-422-041-~~1073~~¹⁰⁶⁹

(affects underlying land and other property)

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Exhibit "B"

Subject to: (1) real estate taxes not yet due and payable; (2) public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration; (5) provisions of the Act; (6) such other matters, as to which the Title Insurer commits to insure Buyer against loss or damage; (7) covenants, conditions, restrictions, permits, easements, encroachments and party wall rights and agreements of record which do not materially and adversely affect the use of the Premises as a condominium residence and (8) acts of Buyer. .

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 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.

No prior tenant of the above described real estate had a right of first refusal.

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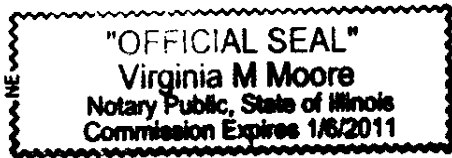
STATEMENT BY GRANTOR AND GRANTEE

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

Dated 3-10, 2009 Signature:
Grantor or Agent

Subscribed and sworn to before me by the
said
this 9th day of March
2009.

Notary Public

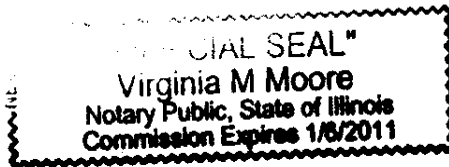


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated March 10, 2009 Signature:
Grantee or Agent

Subscribed and sworn to before me by the
said
this 10th day of March
2009.

Notary Public



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