

UNOFFICIAL COPY



QUIT CLAIM DEED

THE GRANTOR

RS Homes I LLC, a 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, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid, **CONVEYS** and **QUIT CLAIMS** to

Doc#: 1008422080 Fee: \$42.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 03/25/2010 12:35 PM Pg: 1 of 4

1205 -1231 West Arthington Homeowners Association
 an Illinois Not-For-Profit Corporation
 c/o Maria Weiss
 1231 W Arthington St, Chicago, 60607

See Exhibit "A" attached hereto and made a part hereof (the "Real Estate").

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 Real Estate set forth in that certain The 1205-1231 West Arthington Townhomes Declaration ("Declaration") 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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Member this 19th day of March, 2010.

RS HOMES I LLC,
 an Illinois limited liability company

By: ABLA HOMES LLC,
 a Delaware limited liability company, its
 sole Member

Exempt under provisions of Para. E, Section 4,
 Real Estate Transfer Tax Act, 12 USC 1452(d)
 and Para. (R), Sect. 3-32-030B.7, Chicago
 Transfer Tax Ord.

By: LR ABLA LLC,
 a Delaware limited liability company,
 its Manager

 Grantor or Agent Date

By: LR Development Company LLC d/b/a Related Midwest LLC,
 a Delaware limited liability company, its sole Member

By: _____
 Ms. Kerry Dickson, Senior Vice President

This instrument was prepared by Michael J. Delrahim, Esq., Brown Udell, Pomerantz & Delrahim LTD, 1332 N Halsted Street, Chicago, IL 60642

TO:

SEND SUBSEQUENT TAX BILLS TO:

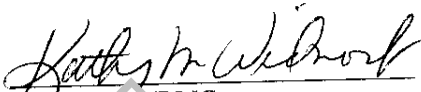
 Jacalyn M. Guon
 RS HOMES I LLC
 (Name)
 350 W. Hubbard #300
 (Address) City, State & Zip)
 Chicago, IL 60654
 (City, State & Zip)

 1205 -1231 West Arthington Homeowners Association
 c/o Maria Weiss
 (Name)
 1231 W Arthington Street, Chicago, Illinois 60607
 (Address) (City, State & Zip)

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK. I, Kathy Widmont, a Notary Public, in the County and State aforesaid, **DO HEREBY CERTIFY**, THAT Kerry Dickson, Senior Vice President of LR Development Company LLC, a Delaware limited liability company, as sole Member of LR ABLA LLC, a Delaware limited liability company, Manager of ABLA Homes LLC, a Delaware limited liability company, as sole Member of RS Homes I LLC, an Illinois limited liability company, 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 severally acknowledged that he signed, on behalf of said limited liability company, on behalf of said limited liability company, on behalf of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of March, 2010.


NOTARY PUBLIC

Commission expires: 3/6/14



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A" TO QUIT CLAIM DEED

PARCEL 1: LOTS 1, 8 AND 10 IN RESUBDIVISION OF LOTS 3 AND 4 OF PLAT 1 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BUCKLEYS SUBDIVISION, PART OF MACALASTER'S SUBDIVISION, AND SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS.

This deed is subject to the following permitted exceptions:

- (1) Current, non-delinquent real estate taxes and real estate taxes for subsequent years;
- (2) Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments;
- (3) The Declaration including all amendments and exhibits thereto;
- (4) Public, private and utility easements, including without limitation any easements established by, or implied from, the Declaration and any amendments thereto;
- (5) Covenants, conditions, and restrictions of record;
- (6) Applicable zoning and building laws, ordinances and restrictions;
- (7) Encroachments, if any;
- (8) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and
- (9) Grantee's mortgage, if any

Property Address: 1205 1231 West Arthington Street, Chicago, Illinois 60607

Permanent Index Number(s): 17-17-323-017-0000, 17-17-323-024-0000 AND 17-17-323-026-000

UNOFFICIAL COPY

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.

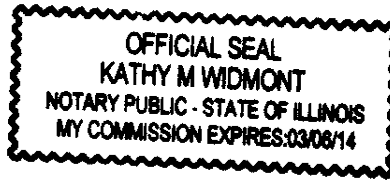
Dated March 19, 2010 Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said _____

this 19th day of March

2010



[Handwritten Signature]
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.

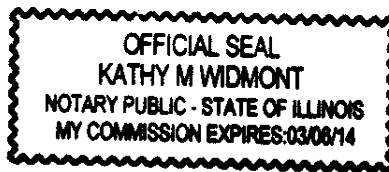
Dated March 19, 2010 Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said _____

this 19th day of March

2010



[Handwritten Signature]
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.]