

UNOFFICIAL COPY

QUIT-CLAIM DEED



Doc#: 1015529013 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/04/2010 10:57 AM Pg: 1 of 3

RETURN TO/TAXES TO GRANTEE

GRANTEE'S ADDRESS:

716 N. Throop Unit 2R, LLC
1418 W. Chestnut #3
Chicago, IL 60642

PREPARED BY:

Mark P. Doherty
The Doherty Law Firm
801 East Main Street
St. Charles, IL 60174
630.377.9750

THE GRANTOR. Katheryn Keller Dillon f/k/a Katheryn Keller, an individual, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, in hand paid, **CONVEYS and QUIT-CLAIMS** to 716 N. Throop Unit 2R, 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 Real Estate, to wit: [See attached "Exhibit A: Legal Description"] situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of this State.

Dated this 2nd day of JUNE A.D. 2010.

Katheryn Keller Dillon

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY, that Thomas J. Dillon, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

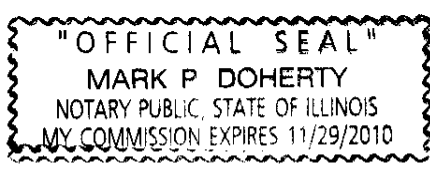
Given under my hand and notarial seal, this 2nd day of JUNE A.D. 2010.

NOTARY PUBLIC

MARK P. DOHERTY, PARTNER/ATTORNEY,
THE DOHERTY LAW FIRM

Exempt under the provisions of paragraph e,
Section 4, Real Estate Transfer Tax Act

06-02-10
Date Representative



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Exhibit A: Legal Description

Parcel 1:

Unit No. 716-2R and Parking Space P-2 , in 714-716 N. Throop Condominium, as delineated on a plat of survey of the following described tract of land: Lots 36 and 37 in Block 4 in Taylor's Subdivision of Block 1 in Assessor's Division of the east half of the northwest quarter of Section 8, Township 39 north, Range 14 east of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded January 5, 2005, as document no. 0500519032, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Exclusive right to the use of Storage Space L-716-2R as a limited common element as set forth in the Declaration of Condominium and survey attached thereto recorded as document 0500519032.

The tenant of the unit either waived or failed to exercise the option to purchase the subject unit, or the tenant did not have an option to purchase the unit.

Grantor also hereby grants to the grantee, its successor and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration of condominium; and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provisions of the Declaration were recited and stipulated at length herein.

Each Unit consists of the space enclosed and bounded by the horizontal and vertical planes set forth in the delineation thereof on Exhibit A as well as any pipes, ducts, flues, shafts, electrical wiring and conduits, and individual heating, cooling and ventilation systems or equipment situated entirely within a Unit and serving only such Unit. The legal description of each Unit shall consist of the identifying number or symbol of such Unit as shown as Exhibit A. Every deed, lease mortgage or other instrument may legally describe a Unit by its identifying number or symbol as shown on Exhibit A and every such description shall be deemed good and sufficient for all purposes.

Except as provided by the Act, No Unit Owner shall, by deed, plat, court decree or otherwise, combine or subdivide or any other manner cause his Unit to be separated into tracts or parcels different from the whole Units as shown on Exhibit A; provided, that the Unit Owner for the purpose of increasing the size of the Unit owned by the Unit Owner and eliminating or reducing the size of another Unit owned by the Unit Owner. If a Unit Owner or Unit Owners combine or subdivide his or their Units pursuant to the Act, they may at their own expense, locate or relocate Common Elements affected or required thereby in accordance with the Act.

Permanent Real Estate Index Number: 17-08-104-034-0000

Property Address: 714-716 N. Throop, Unit 2R, Chicago, Illinois 60622

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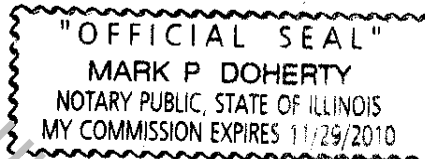
STATEMENT BY GRANTOR AND GRANTEE

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 JUNE 2, 2010

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said GRANTOR
This 2nd day of JUNE, 2010
Notary Public [Handwritten Signature]

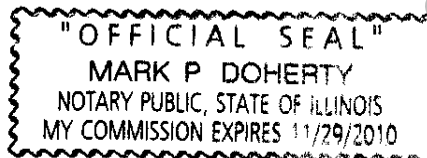


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 JUNE 2, 2010

Signature: [Handwritten Signature] - 716 N. Throop 2R L
Grantee or Agent

Subscribed and sworn to before me
By the said GRANTEE
This 2nd day of JUNE, 2010
Notary Public [Handwritten Signature]



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.)