

# UNOFFICIAL COPY



Doc#: 1018918041 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/08/2010 02:55 PM Pg: 1 of 5

## QUIT CLAIM DEED Statutory (Illinois)

THE GRANTORS, Henry Kazmierczak and Lidia Kazmierczak, husband and wife, whose address is 1212 S. Knight Avenue, Park Ridge, Illinois 60068, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY and QUIT-CLAIM to Lux Properties, LLC, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

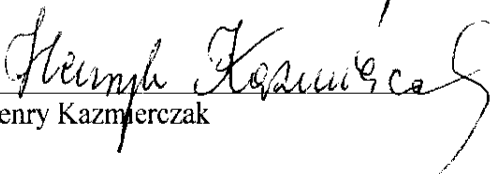
### LEGAL DESCRIPTION


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

Property Address: 310 S. Michigan Avenue, Parking Space Unit P2-29 Chicago, Illinois 60613  
P.I.N.: 17-15-107-077-1111

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

Dated: this 8<sup>th</sup> day of July, 2010

  
Henry Kazmierczak

  
Lidia Kazmierczak

This transfer is exempt under the provisions of the Real Estate Transfer Tax Act, 35 ILCS 200/31-4(e).

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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 Henry Kazmierczak and Lidia Kazmierczak, are personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he and she signed and delivered the said instrument as his and her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8<sup>th</sup> day of July, 2010

Kori Stefanu  
Notary Public



**THIS INSTRUMENT  
PREPARED BY:**

David L. Rudolph  
Law Offices of David L. Rudolph  
111 West Washington St., Suite 823  
Chicago, IL 60602

**WHEN RECORDED  
SEND FUTURE TAX BILLS  
AND RETURN TO:**

Lux Properties, LLC  
2122 W. Agatite Avenue  
Chicago, IL 60625

Property of Cook County Clerk's Office

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

PARKING SPACE UNIT P2-29, IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DEGREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.

### PARCEL 3:

PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

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PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF  
PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED  
DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103077, OVER THE LAND  
DESCRIBED THEREIN, AS MORE PARTICULARLY DESCRIBED THEREIN.

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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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 7/8/10, \_\_\_\_\_ Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent  
this 8<sup>th</sup> day of July  
2010.



[Signature]  
Notary Public

The grantor 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 7/8/10, \_\_\_\_\_ Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent  
this 8<sup>th</sup> day of July  
2010.



[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.]