

UNOFFICIAL COPY

QUITCLAIM DEED



FOR PURPOSES OF RECORDING
THIS INSTRUMENT PREPARED BY:
Kimberly K. Enders
Polsinelli Shughart PC
161 N. Clark Street, Suite 4200
Chicago, IL 60601-3316

Doc#: 1030547055 Fee: \$40.00
Eugene "Gene" Moore, Esq. Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/01/2010 01:42 PM Pg. 1 of 3

MAIL TO:

James Sulzer
Sulzer & Spina Ltd
111 W. Washington #855
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Classica Townhomes of
PHB403, 910 W Van Buren
Chicago, IL 60607

4402 1/2
(10 x 1)

(The Above Space for Recorder's Use Only)

THE REGENCY CLUB HOMES LLC, an Illinois limited liability company, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid **CONVEYS and QUITCLAIMS** to **REGENCY DUPLEX CONDOMINIUM ASSOCIATION**, an Illinois not-for-profit corporation, of Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

THE EAST 10 FEET OF LOT 1 (EXCEPT THE SOUTH 52.5 FEET THEREOF) IN MORADI SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

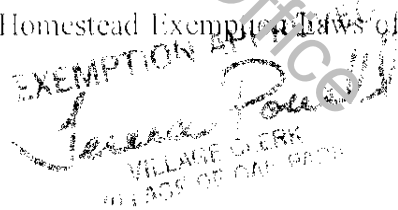
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

Tax No. 16-07-120-035-0000

Property located at 150 Ontario, Oak Park, Cook County, Illinois 60301

Subject to (i) general real estate taxes not yet due and payable at the date of delivery of this Deed; (ii) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (iii) zoning laws and ordinances which conform to the present usage of the premises; (iv) public and utility easements which serve the premises; (v) public roads and highways, if any; and (vi) party wall rights and agreements, if any.



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DATED this 25 day of September, 2010.

REGENCY CLUB HOMES LLC, an Illinois limited liability company

By: *Aleksandr Troyanovsky*
Aleksandr Troyanovsky, its Manager

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

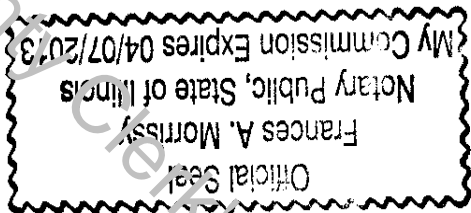
The undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Aleksandr Troyanovsky, Manager of Regency Club Homes LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 7 day of October, 2010.

Frances A. Morrissey
Notary Public

Exempt under provisions of Paragraph 1 , Section 4,
Real Estate Transfer Act.

Date Buyer, Seller or Representative



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Real Estate Transfer Tax Form

The Village of Oak Park 708.383.6400
 Village Hall Fax 708.358.5108
 23 Madison Street TTY 708.383.0048
 Oak Park, Illinois 60301-4272 village@oak-park.us

CHECK APPROPRIATE BOXES

<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Multi-unit — No. of Units	<input type="checkbox"/> New Condo Conversion	Recorder or Registrar's Deed No. _____
<input type="checkbox"/> Declaration	<input checked="" type="checkbox"/> Exemption	<input type="checkbox"/> Condo Unit	Date Recorded For Recorder's Use (Date) _____	

INSTRUCTIONS

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Office of the Village Clerk, 123 Madison St., Oak Park, IL, or other designated agent, at the time of purchase of real estate transfer stamps as required by the Oak Park Real Estate Tax Ordinance. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
- 2) The full actual amount of consideration of the transaction IS the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- 3) A signed copy of the Illinois Tax Declaration form must be sent to the Office of the Village Clerk, pursuant to Section 9 of the ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest.
- 4) For additional information, please call the Village Clerk's Office at 708.351.5651 Monday thru Friday, 8:30 A.M. to 5:00 P.M.

170 N. Marion Address of Property 60301 Zip Code
~~16-07-120-057-0000 and 1607-120-035-0000~~ Permanent Property Index No.
September 30, 2010 Date of Deed Quit Claim Type of Deed

Full Actual Consideration _____
 (include amount of mortgage and value of liabilities assumed)
 Amount of Tax (\$8.00 per \$1,000 or fraction thereof of full actual consideration) _____
 Payment of tax is obligation of seller. Personal checks are not accepted.

Note: The Village of Oak Park, Oak Park Real Estate Transfer Tax Ordinance, specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 6 and 7 of the ordinance, which are printed on the reverse side of this form to claim one of these exemptions, complete the appropriate blanks below. A \$30 processing fee shall apply.

I hereby declare that this transaction IS exempt from taxation under the Oak Park Real Estate Transfer Tax Ordinance by paragraph(s) d of Section 6 of said ordinance.

Details of exemption claimed: (explain) Developer conveying common elements to
Condo association

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.
 Grantor (Seller): (Please Print) Regency Club Homes LLC 2980 S. River Road 60018
 Name Address Zip Code
 Signature (Seller or Agent) [Signature] Date Signed October 7, 2010

Grantee (Buyer): (Please Print) Regency Duplex Condominium Association 2980 S. River Road 60018
 Name Address Zip Code
 Signature (Buyer or Agent) [Signature] Date Signed October 7, 2010

The Water Billing Division 708.358.5478 must certify that all water and sewer assessments are paid in full for the property to date.

