

UNOFFICIAL COPY



1032850005

Doc#: 1032850005 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/24/2010 10:00 AM Pg: 1 of 5

QUIT CLAIM DEED
Statutory (Illinois)
(Individual to Individual)

Above Space for Recorder's use only

THE GRANTOR(S) Terese M. Connolly, a single person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid,

CONVEY AND QUIT CLAIM to TERESE CONNOLLY, as Trustee, or her successor, of the TERESE CONNOLLY TRUST dated NOVEMBER 22, 2010, residing at 2259 W. Wabansia-Unit 310, Chicago, Illinois 60647

(Name and Address of Grantee)

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" 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.

Permanent Index Number(s): 14-31-328-001; 14-31-328-002; 14-31-328-003; 14-31-328-004; and 14-31-328-005

Address(es) of Real Estate: 2259 W. Wabansia-Unit 310, Chicago, Illinois 60647

Dated this 22 day of November, 2010

_____(SEAL) Terese Connolly _____(SEAL)

TERESE M. CONNOLLY

_____(SEAL) _____(SEAL)

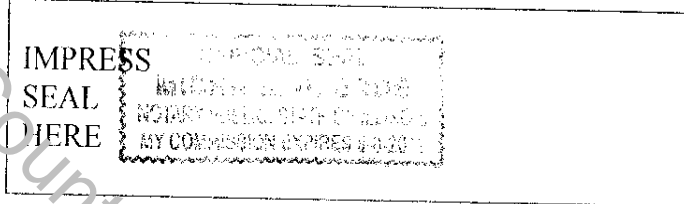
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QUIT CLAIM DEED
Statutory (Illinois)

TO

Property of Cook County Clerk's Office

STATE OF ILLINOIS
COUNTY OF LAKE



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Terese M. Connolly, a single person, 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 she signed, sealed and delivered the said instrument as her 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 official seal this 22 day of NOVEMBER, 2010

Commission expires 8-8-2012

Michael H. Erde
NOTARY PUBLIC

This instrument prepared by Michael H. Erde & Associates, P.C.

COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH e SECTION 31-45, REAL ESTATE TRANSFER LAW.

DATE: 11-22-10

Mollie C. Eberhardt
Buyer, Seller or Representative

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Michael H. Erde & Associates, P.C.
4801 W. Peterson Ave., Suite 412
Chicago, Illinois 60646

Terese Connolly
2259 W. Wabansia-Unit 310
Chicago, Illinois 60647

UNOFFICIAL COPY**EXHIBIT "A"**

PAGE 1 OF 2

Parcel 1:

Unit 310 in the **OAKLEY MANOR CONDOMINIUMS** as delineated on a survey of the following described property:

THAT PART OF LOTS 78 TO 85, BOTH INCLUSIVE, LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOTS, 210.38 FEET EAST OF THE NORTHWEST CORNER OF LOT 78 AFORESAID TO A POINT IN THE SOUTH LINE OF SAID LOTS 210.69 FEET EAST OF THE SOUTHWEST CORNER OF LOT 78 AFORESAID (EXCEPT THEREFROM THE WEST 6.0 FEET OF LOT 78 AFORESAID, TAKEN FROM OAKLEY AVENUE) IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4, AND 5 OF ISHAM'S SUBDIVISION OF THE NORTH ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, LYING SOUTHWEST OF MILWAUKEE AVENUE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which survey is attached to the Declaration of Condominium recorded as Document No. **0509734001**, together with an undivided percentage interest in the Common Elements.

AS AMENDED FROM TIME TO TIME,

Parcel 2:

The exclusive right to use **Parking Space G - 18**, a limited common element as delineated on the survey attached to the ~~above mentioned Declaration of Condominium.~~

AS AMENDED FROM TIME TO TIME.
aforsaid recorded as document 0509734001,

P.I.N.'s (undivided)	14-31-328-001-0000
	14-31-328-002-0000
	14-31-328-003-0000
	14-31-328-004-0000
	14-31-328-005-0000

Commonly Known as:

Unit 310
2255 West Wabansia, Chicago, Illinois 60647

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EXHIBIT "A"

PAGE 2 OF 2

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 PROPEKTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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.

THERE WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, encroachments and easements of record.

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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 NOVEMBER 22, 2010 Signature: [Signature]
Grantor or Agent

Subscribed and Sworn to before me by the said Elizabeth M. Fink this 22 day of November, 2010
[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 NOVEMBER 22, 2010 Signature: [Signature]
Grantee or Agent

Subscribed and Sworn to before me by the said Elizabeth M. Fink this 22 day of November, 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 or 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).