

# UNOFFICIAL COPY



1036303070

**Prepared By:**

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Phone: 702-736-6400

Doc#: 1036303070 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/29/2010 02:05 PM Pg: 1 of 5

~~After Recording Mail To:~~

55th & State Redevelopment, LLC  
4550 South Lake Park Avenue  
Chicago, Illinois 60653

**Mail Tax Statement To:**

55th & State Redevelopment, LLC  
4550 South Lake Park Avenue  
Chicago, Illinois 60653

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order: 6375615

Reference: \_\_\_\_\_

## QUITCLAIM DEED

TITLE OF DOCUMENT

The Grantor(s) **CitiMortgage, Inc.**, for ONE AND NO/100 DOLLAR (\$1.00), in hand paid, convey(s) and quit claim(s) to **55th & State Redevelopment, LLC**, whose address is 4550 South Lake Park Avenue, Chicago, Illinois 60653, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Site Address: **5201 South Calumet Avenue, Unit # GA, Chicago, Illinois 60615**

Permanent Index Number: **20-10-306-066-1013**

Prior Recorded Doc. Ref.: **Deed: Recorded: August 13, 2010; Doc. No. 1020518093**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plural.

EXEMPTION CODES:

COUNTY: 74-106 (5)

STATE: 35 ILCS 200/31-45(e)

WHEN RECORDED, RETURN TO:  
FIRST AMERICAN MORTGAGE SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING

CITIFINANCIAL MORTGAG  
43014476 IL  
FIRST AMERICAN ELS  
QUIT CLAIM DEED

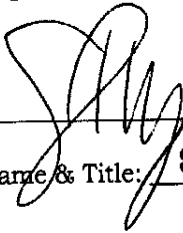
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Dated this 16 day of December, 2010.

CitiMortgage, Inc.

Authorized Signer of National Default  
REO Services, a Delaware Limited  
Liability Company dba First American  
Asset Closing Services ("FAACS"), as  
Attorney in fact and/or Agent


BY:   
Printed Name & Title: Samantha Haag VP

### ACKNOWLEDGMENT

STATE OF California )  
COUNTY OF Orange ) ss

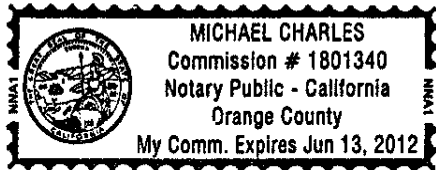
The foregoing instrument was acknowledged before me this 16 day of December, 2010,  
by Samantha Haag, as VP  
of CitiMortgage, Inc., a TX corporation, on behalf of the corporation.

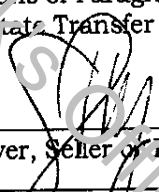
NOTARY STAMP/SEAL

  
NOTARY PUBLIC

**Michael Charles**

PRINTED NAME OF NOTARY  
MY Commission Expires: 6/13/2012



FFLX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph 2e  
Section 31-45; Real Estate Transfer Tax Act  
12.16.10 Date  Buyer, Seller or Representative

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

UNIT GA IN CALUMET PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 24 (EXCEPT THE SOUTH 31 FEET THEREOF) IN BLOCK 1 IN JENNINGS SUBDIVISION OF PART OF JENNINGS AND MOFFETT SUBDIVISION OF THE SOUTH 60 ACRES OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 10 AFORESAID AND DESCRIBED AS FOLLOWS: COMMENCING AT NORTHEAST CORNER OF LOT 24 AFORESAID AND RUNNING THENCE WEST ALONG NORTH LINE OF SAID LOT TO ITS NORTHWEST CORNER; THENCE NORTH TO A POINT 2 FEET 9 INCHES NORTH OF SOUTH LINE PRODUCED WEST OF LOT 15 IN BAYLEY'S SUBDIVISION OF NORTH 20 ACRES OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 10 AFORESAID, THENCE EAST ON A LINE PARALLEL WITH AND 2 FEET 9 INCHES NORTH OF SOUTH LINE OF LOT 15 AFORESAID 196 ½ FEET MORE OR LESS TO A POINT IN THE EAST LINE OF LOT 24 AFORESAID PRODUCED NORTH, THENCE SOUTH TO A POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF INCLUSIVE IN CALUMET AVENUE), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0423139015 AND AMENDED BY DOCUMENT NO. 0529934001, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0423139015.

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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 December 16, 2010.

Signature: \_\_\_\_\_

CitiMortgage, Inc.

Subscribed and sworn to before me by the said, CitiMortgage, Inc., this 16 day of DEC, 2010.

Notary Public: \_\_\_\_\_



The GRANTEE 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 December 7, 2010.

Signature: \_\_\_\_\_

55th & State Redevelopment, LLC

Subscribed and sworn to before me by the said, 55th & State Redevelopment, LLC, this 7<sup>th</sup> day of December, 2010.

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## AFFIDAVIT - PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF California )  
 COUNTY OF Orange ) <sup>ss</sup>

**CitiMortgage, Inc.**, being duly sworn on oath, states that he/she resides at **1111 Northpoint Drive, Coppell, Texas 75019** that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

\_\_\_\_\_  
 CitiMortgage, Inc.

SUBSCRIBED AND SWORN to before me this 16 day of December, 2010 CitiMortgage, Inc.

\_\_\_\_\_  
 Notary Public  
 My commission expires: 6/13/2012

