

# UNOFFICIAL COPY

**QUIT CLAIM  
DEED IN TRUST  
Statutory Illinois**



Doc#: 1102116035 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/21/2011 01:38 PM Pg: 1 of 5

Above Space for Recorder's use only

**THIS DEED IS BEING RECORDED TO VERIFY THE INTENDED CONVEYANCE OF PARKING SPACES P-2 AND P-3 TO GRANTEE. THE ORIGINAL DEED DATED NOVEMBER 27, 2007 AND RECORDED DECEMBER 4, 2007 AS DOCUMENT NO. 0733841128 ERRONEOUSLY CONVEYED PARKING SPACES P-3 AND P-4. THE PARTIES THEN RECORDED A CORRECTIVE DEED ON AUGUST 25, 2008 AS DOCUMENT NO. 0823822048, BUT THAT DEED WAS NOT RE-EXECUTED BY THE PARTIES. TO CONFIRM THE CORRECTIVE DEED, THE GRANTOR IS HEREBY QUITCLAIMING ITS INTEREST IN PARKING SPACE P-2 TO GRANTEE, AND GRANTEE BY SEPARATE DEED SHALL SIMULTANEOUSLY QUITCLAIM PARKING SPACE P-4 TO GRANTOR.**

THE GRANTOR, RUSH/CHESTNUT LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and whose address is 425 West North Avenue, Chicago, Illinois, 60610, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said company, CONVEYS and QUIT CLAIMS to the GRANTEES, CHICAGO TITLE LAND TRUST COMPANY, an Illinois corporation whose address is 171 North Clark, 5<sup>th</sup> Floor, Chicago, Illinois 60601, not personally or individually but as Trustee under Trust Agreement dated November 7, 2007 and known as Trust Number 8002349732, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

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

SUBJECT TO: Exceptions set forth on Exhibit "B" attached hereto and incorporated by this reference.

**The Terms and Conditions appearing on Page 2 of this Instrument are made a part hereof.**

Permanent Real Estate Index Number: 17-03-217-018-1036

Address of Property: 50 East Chestnut, Unit # P-2, Chicago, Illinois 60611

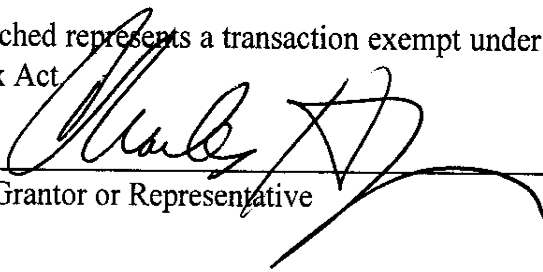
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the revision or revisions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD said premises with the appurtenances, unto the Grantee, forever.

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The undersigned hereby declares that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (E), Real Estate Transfer Tax Act.

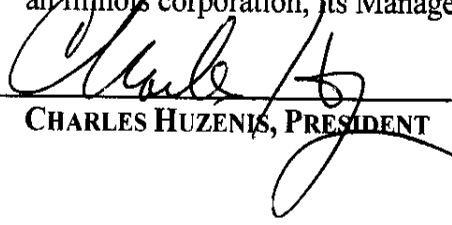
Date: January 17, 2011

  
\_\_\_\_\_  
Grantor or Representative

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this 17 day of January, 2011.

**RUSH/CHESTNUT LLC,**  
an Illinois limited liability company,

BY: **CHH MANAGERS, INC.**  
an Illinois corporation, its Manager

BY:   
\_\_\_\_\_  
**CHARLES HUZENIS, PRESIDENT**

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, Larry D Bell, a Notary Public in and for the County and State aforesaid, do hereby certify that Charles Huzenis, as President of CHH Managers, Inc., Manager of Rush/Chestnut LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17 day of January, 2011.



My Commission Expires:

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

**Prepared By:**

Fuchs & Roselli, Ltd.  
440 West Randolph Street, Suite 500  
Chicago, Illinois 60606

**After Recording Mail To:**

Chicago Title Land Trust Company  
181 W. Madison Street, Suite 1700  
Chicago, Illinois 60602

**Mail all Subsequent Tax Bills to:**

Chicago Title Trust No. 8002349732  
50 E. Chestnut, Unit 3001  
Chicago, IL 60611

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## EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

PARKING SPACE P-2 IN THE 50 EAST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THOSE PARTS OF LOTS 1, 2 AND 3 IN REHM'S SUBDIVISION OF LOT 5 IN BLOCK 14, IN CANAL TRUSTEES' SUBDIVISION TOGETHER WITH LOT 4 (EXCEPT THE NORTH 13 FEET THEREOF) (THE SAID NORTH 13 FEET BEING MEASURED ALONG A LINE EXTENDED SOUTHWARDLY FROM AND AT RIGHT ANGLES TO THE NORTH LINE OF LOT 4) IN BLOCK 14 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0728915115, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 50 East Chestnut, Unit P-2  
Chicago, Illinois 60611

P.I.N.: 17-03-217-018-1036

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## Exhibit "B"

Subject to:

(1) real estate taxes not yet due and payable; (2) public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration and provision of the Act; (5) Special Service Area pursuant to Document recorded as 91076841; (6) Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements; (7) Easement over an eight (8) foot strip of the East end of Lot 1 for private alley; (8) such other matters, as to which the Title Insurer commits to insure Buyer against loss or damage; (9) covenants, conditions, restrictions, permits, easements and agreements of record which do not materially, adversely affect the use of the Premises as a condominium residence, and (10) acts of Buyer.

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 property 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.

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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.

GRANTOR OR AGENT:

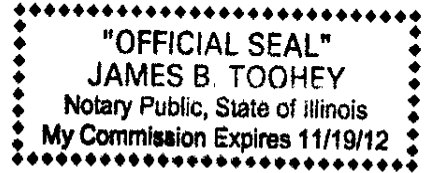
Dated: January 20, 2011

[Signature]  
Name:

Subscribed and sworn to before me this 20th day of January, 2011

James B. Toohey  
Notary Public

My Commission Expires: 11/19/12 (Seal)



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.

GRANTEE OR AGENT:

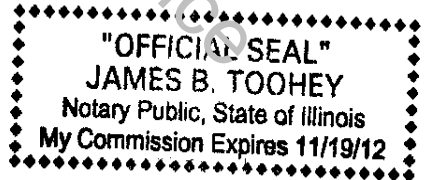
Dated: January 20, 2011

[Signature]  
Name:

Subscribed and sworn to before me this 20th day of January, 2011

James B. Toohey  
Notary Public

My Commission Expires: 11/19/12 (Seal)



**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.