

RB 111320
1/08-02846-PT

UNOFFICIAL COPY

QUIT CLAIM DEED
Statutory (Illinois)
(Corporation to Limited Liability Company)



Doc#: 1108131009 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/22/2011 11:52 AM Pg: 1 of 4

THE GRANTOR:

Property Asset Management, Inc. a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of TEN (\$10.00) DOLLARS, and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Quit Claim to

Zoom Property Group, LLC

PREMIER TITLE

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 1977 N. Royal Birkdale Drive, Vernon Hills IL 60061, party of the second part, the following described Real Estate situated in the County of COOK and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited.

Permanent Real Estate Index Number(s): 21-30-319-031-1003
Address(es) of Real Estate: 7700 S. Essex #3, Chicago, IL 60649

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its X Via President, and attested by its X Asst Secretary, this X 7 day of X February, 2011.

NAME OF CORPORATION: Property Asset Management, Inc. By: Wells Fargo Bank, N.A. as its Attorney-In-Fact

IMPRESS
CORPORATE
SEAL HERE

BY: [Signature] Jennifer L. Williams
Vice President Loan Documentation
PRESIDENT
ATTEST: [Signature] Julie Walter-Smith
Assistant Secretary
SECRETARY

cut.
3/166

UNOFFICIAL COPY

IMPRESS
NOTARIAL
SEAL HERE

State of X Maryland, County of X Frederick ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that X Jennifer L. Williams personally known to me to be the X Vice President of Wells Fargo Bank, N.A. as Attorney-In-Fact for Property Asset Management, Inc., and X Julie Welter-Smith personally known to be to be the X Asst Secretary of the said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that as such Vice President and Asst Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this X 7th day of February 2011
Commission expires X 9/11 2011 X Jane A Ausherman
NOTARY PUBLIC JANE A Ausherman


THIS INSTRUMENT WAS PREPARED BY:
Freedman Anselmo Lindberg LLC
1807 W. Diehl Road #333
Naperville, IL 60563-1890

MAIL TO:
Premiere Asset Services
8480 Stagecoach Circle
Frederick, MD 21701

OR RECORDERS OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:
Zoom Property Group, LLC
1977 N. Royal Birkdale Drive
Vernon Hills IL 60061

REAL ESTATE TRANSFER		03/17/2011
	COOK	\$0.00
	ILLINOIS:	\$0.00
TOTAL:		\$0.00
21-30-319-031-1003 20110201600112 K62XQS		

REAL ESTATE TRANSFER		03/17/2011
	CHICAGO:	\$0.00
CTA:		\$0.00
TOTAL:		\$0.00
21-30-319-031-1003 20110201600112 LXWAGL		

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph E Section 4,
Real Estate Transfer Act
Date: X 3-4-11

Signature: X [Handwritten Signature]

UNOFFICIAL COPY

EXHIBIT "A"

File No.: 2008-02846-PT

Commitment No.: 2008-02846-PT

PROPERTY DESCRIPTION

The land referred to in this commitment is described as follows:

UNIT NO. 7700-3, IN THE 7700-7704 S. ESSEX CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; LOT 1 AND THE NORTH 2 FEET 6 INCHES OF LOT 2 IN BLOCK 11 IN SOUTH SHORE PARK, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY, 2004 AS DOCUMENT NO. 0414510062, AND RE-RECORDED JULY 23, 2004 AS DOCUMENT NO. 042053100, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

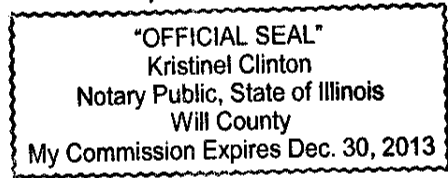
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 March 15, 2011

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
By the said Thomas S. Anselmo
This 15 day of MARCH, 2011
Notary Public Kristinel Clinton



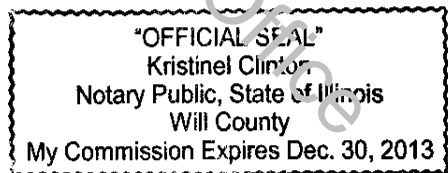
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date March 15, 2011

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said Thomas S. Anselmo
This 15 day of march, 2011
Notary Public Kristinel Clinton



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.)