

UNOFFICIAL COPY



Chicago Title Insurance Company

**QUIT CLAIM DEED
ILLINOIS STATUTORY
JOINT TENANTS**



11167180440

Doc#: 1116718044 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/16/2011 03:28 PM Pg: 1 of 6

THE GRANTOR(S), Chita Clemente Lopez of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Chita Clemente Lopez and Roland J. Clemente, not as tenants in common, but as joint tenants, (GRANTEE'S ADDRESS) 1842 North Paulina, Chicago, Illinois 60622 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

□

SEE ATTACHED

SUBJECT TO:

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 not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 17-21-414-011-1143

Address(es) of Real Estate: 1935 S. Archer Avenue, Unit #325, Chicago, Illinois 60616

Dated this 15 day of June 2011

Chita Clemente-Lopez
Chita-Clemente Lopez

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Chita-Clemente Lopez personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 15th day of June, 2011

Kurt M Penn (Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH 4 E, SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW

DATE: June 15, 2011

Chita Clemente - Lopez
Signature of Buyer, Seller or Representative

Prepared By: Kurt Penn
1223 W. Victoria Street
Chicago, Illinois 60660

Mail To:
Chita Clemente Lopez
1842 North Paulina
Chicago, Illinois 60622

Name & Address of Taxpayer:
Chita Clemente Lopez
1842 North Paulina
Chicago, Illinois 60622

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION:

UNIT NO. 325 IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

THAT PART OF LOTS 2 AND 3, AND ALL OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;
 THENCE NORTH 52° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 205.69 FEET;
 THENCE SOUTH 31° 54' 13" EAST, A DISTANCE OF 68.65 FEET;
 THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.50 FEET;
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 16.35 FEET;
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET;
 THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET;
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET;
 THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID VACATED 30 FOOT ALLEY AND THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 157.38 FEET;
 THENCE NORTH 00° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM PARCELS (RETAIL PROPERTIES) DESCRIBED AS FOLLOWS:

PARCEL A:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 6 AND 7 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 58.97 FEET;

THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.77 FEET;
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 0.61 FEET;
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 7.59 FEET;
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 7.49 FEET;
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 9.45 FEET;
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 8.05 FEET;
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 16.80 FEET;
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 21.30 FEET;
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 15.63 FEET;
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 13.09 FEET;
 THENCE SOUTH 76° 51' 21" EAST, A DISTANCE OF 13.50 FEET;
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.50 FEET;
 THENCE SOUTH 58° 06' 03" WEST, A DISTANCE OF 21.88 FEET;
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 38.68 FEET;
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 20.65 FEET;

UNOFFICIAL COPY

THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 9.40 FEET;
 THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE
 NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 49.54 FEET;
 THENCE NORTH 00° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE
 OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY,
 ILLINOIS.

PARCEL B:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO
 CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY
 DATUM OF THAT PART OF LOTS 2, 3, 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING
 EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF
 SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL
 SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7;
 THENCE NORTH 58° 05' 29" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE
 NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE
 OF SOUTH ARCHER AVENUE, A DISTANCE OF 70.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 58° 05' 39" EAST, ALONG SAID LINE, A DISTANCE OF 135.45 FEET;
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 68.65 FEET;
 THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.50 FEET;
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 0.96 FEET;
 THENCE SOUTH 58° 06' 03" WEST, A DISTANCE OF 80.05 FEET;
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 20.61 FEET;
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 1.50 FEET;
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 9.76 FEET;
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 2.50 FEET;
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 1.09 FEET;
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 6.15 FEET;
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 19.82 FEET;
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 8.11 FEET;
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 8.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY,
 ILLINOIS.

PARCEL C:

THAT PART OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND
 ADJOINING EAST LINE OF SAID LOT 6, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST
 FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
 MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7;
 THENCE NORTH 90° 00' 00" EAST, ALONG THE SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE NORTH LINE
 OF WEST CULLERTON STREET, A DISTANCE OF 70.19 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 48.08 FEET;
 THENCE NORTH 58° 06' 03" EAST, A DISTANCE OF 108.96 FEET;
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 15.39 FEET;
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET;
 THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET;
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET;
 THENCE SOUTH 90° 00' 00" WEST, ALONG SAID SOUTH LINE OF LOTS 6 AND 7, AND SAID SOUTH LINE OF
 VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE
 OF 87.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**PARCEL 2:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 3.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 3, 4 AND 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET;
THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;
THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 90.85 FEET;
THENCE NORTH 58° 38' 08" EAST, A DISTANCE OF 47.84 FEET;
THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 24.00 FEET;
THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 115.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT " " TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER _____; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: (I) non-delinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments onto the Property, if any; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) covenants, conditions, agreements, existing leases on the common elements, building lines and restrictions of record; (VI) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Purchaser's mortgage, if any; and (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act").

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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.

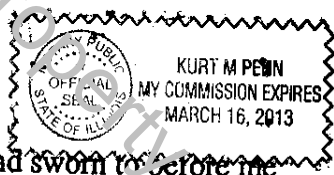
THERE WAS NO TENANT IN THE UNIT.

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 June 15, 2011

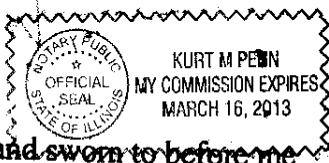


Signature: Chita Clemente-Lopez
Grantor or Agent

Subscribed and sworn to before me
By the said Chita Clemente-Lopez
This 15th day of June, 2011
Notary Public Kurt Penn

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 June 15, 2011



Signature: Chita Clemente-Lopez
Grantee or Agent

Subscribed and sworn to before me
By the said Chita Clemente-Lopez
This 15th day of June, 2011
Notary Public Kurt Penn

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.)