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QUIT CLAIM DEED (Corporation to Individual)

PREPARED BY:

Daniel P. Fowler
Impressionist Development Corp.
2767 N. Lincoln Avenue
Chicago, IL 60614



Doc#: 1131144088 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/07/2011 04:27 PM Pg: 1 of 6

MAIL TO:

Daniel P. and Pamela B. Fowler
2757-67 N. Lincoln Avenue, Unit 404
Chicago, IL 60614

NAME & ADDRESS OF TAXPAYER:

Daniel P. Fowler and Pamela B. Fowler
2757-67 N. Lincoln Avenue, Unit 404
Chicago, IL 60614

10/2 0111161
THE GRANTOR(S) Impressionist Residential, LLC a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the members of said limited liability company, CONVEY(S) and QUIT CLAIM(S) to Daniel P. Fowler and Pamela B. Fowler, husband and wife, having an address of 2757-67 N. Lincoln Avenue, Unit 404 of the City of Chicago, County of Cook, State of Illinois, not as tenants in common nor as joint tenants with rights of survivorship, but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

SEE EXHIBIT A

P.I.N. # 14-29-400-074-1016 and P.I.N. # 14-29-400-074-1017

PROPERTY ADDRESS: 2757-67 N. Lincoln Avenue, Units 403 and 404

SUBJECT TO: all matters affecting the property.


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 units 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 land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated herein.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these premises Oct day of October, 2011.

IMPRESSIONIST RESIDENTIAL, LLC
Illinois limited liability company

By: IH HOLDINGS CORP., an Illinois corporation
Its: Manager

By: 
Daniel P. Fowler
Its: President

Near North National Title
222 N. LaSalle
Chicago, IL 60601

5

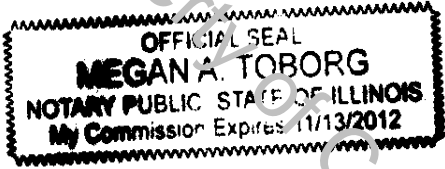
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STATE OF ILLINOIS }
 } ss.
COUNTY OF COOK }

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that the above person, Daniel P. Fowler, personally known to me to be the President of IH Holdings Corp., an Illinois corporation, the Manager of Impressionist Residential, LLC, an Illinois limited liability company and personally known to me to be same person whose name is 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 6th of Oct, 2011

[Signature]
Notary Public



EXEMPT UNDER THE PROVISION OF
PARAGRAPH E, SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW

[Signature], as representative
Signature of Buyer, Seller or Representative
Date: 10/6/11


Property of Cook County Clerk's Office

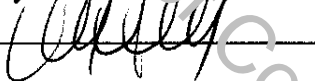
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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 Oct 6, 2011

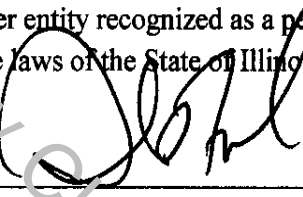
Signature: 
Grantor or Agent
Daniel P. Fowler, President

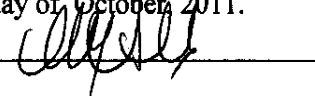
Subscribed and sworn to before me
By the said Grantor
This 6th day of October, 2011.
Notary Public 



The Grantee or his agent affirms that the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 Oct 6, 2011

Signature: 
Grantee or Agent
Daniel P. Fowler

Subscribed and sworn to before me
By the said Grantee
This 6th day of October, 2011.
Notary Public 



Note: Any person who knowingly submits a false statement concerning the identity of 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.)

UNOFFICIAL COPY**EXHIBIT A**

Parcel A:

and Unit 403

and Parking Space P-4

Unit 404 in the 2757-67 N. Lincoln Condominium, together with the and Storage Space S-403, exclusive right to use Parking Space P-5 and Storage Space S-404, limited common elements, as delineated on a survey of the following described real estate:

Parcel 1:

The Northwesterly 25 feet of Lot 17 in Broomell's Subdivision of the West 1/2 of Blocks 10 and 13 in Canal Trustees' Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 13 and 16 in Broomell's Subdivision of the West 1/2 of Blocks 10 and 13 in Canal Trustees' Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian,

Except that part of said Lot 13 described as follows:

Beginning at the most Northeast corner of said Lot 13; thence North 90 degrees 00 minutes 00 seconds West along the North line of said Lot 13, a distance of 27.078 feet; thence South 00 degrees 14 minutes 15 seconds West, a distance of 67.48 feet; thence South 44 degrees 57 minutes 21 seconds East, a distance of 13.37 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 17.91 feet to a point on the East line of said Lot 13, thence North 00 degrees 00 minutes 00 seconds East along the East line of said Lot 13, a distance of 76.94 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded March 15, 2007 as document number 0707415045, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel B:

Easement in favor of Parcel A for private walkway as created in Deed to Impressionist Homes on Lincoln, LLC, an Illinois limited liability company recorded as document 0329739015, over the West 2.85 feet of the following described part of Lot 13 aforesaid:

Beginning at the most Northeast corner of said Lot 13; thence North 90 degrees 00 minutes 00 seconds West along the North line of said Lot 13, a distance of 27.078 feet; thence South 00 degrees 14 minutes 15 seconds West, a distance of 67.48 feet; thence South 44 degrees 57 minutes 21 seconds East, a distance of 13.37 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 17.91 feet to a point on the East line of said Lot 13; thence North 00 degrees 00

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minutes 00 seconds East along the East line of said Lot 13, a distance of 76.94 feet to the point of beginning, in Cook County, Illinois.

TAX PARCELS

14-29-400-074-1016

14-29-400-074-1017

Property of Cook County Clerk's Office

