



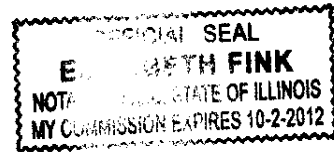
# UNOFFICIAL COPY

STATE OF ILLINOIS       )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sean Quigley, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of December, 2011

[Signature]  
NOTARY PUBLIC



Commission expires 10-2-2012

This instrument was prepared by: Michael H. Erde & Associates, P.C.

COUNTY- ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
e SECTION 4, REAL ESTATE TRANSFER ACT

DATE: [Signature]  
Buyer, Seller or Representative

MAIL TO:

MICHAEL H. ERDE & ASSOCIATES  
4801 W. PETERSON AVE., SUITE 412  
CHICAGO, IL 60646

SEND SUBSEQUENT TAX BILLS TO:

Sean Quigley  
4742 N. Elston Ave. #202  
CHICAGO, IL 60630

**UNOFFICIAL COPY****EXHIBIT "A"**

UNIT 202 B , AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 202 B A LIMITED COMMON ELEMENT, IN MAYFAIR COURTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 11 (BOTH INCLUSIVE) AND LOT 18 (EXCEPT THE NORTH 42 FEET THEREOF) IN BLOCK 2 IN M.D. BROWNS RESUBDIVISION OF BLOCKS 1 AND 2 IN MONTROSE IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PROPERTY TAKEN AS A TRACT THAT PART LYING SOUTHEASTERLY OF A LINE DRAWN PERPENDICULAR TO THE NORTHEASTERLY LINE THEREOF THROUGH A POINT THEREIN 284.26 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER THEREOF AND EXCEPT THAT PART LYING NORTHWESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINES: BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT 418.28 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 43° 24' 06" WEST AT RIGHT ANGLES THERETO 76.46 FEET; THENCE NORTH 88° 16' 54" WEST 72.90 FEET TO A CORNER OF LOT 9 AFORESAID AND THE TERMINUS OF SAID LINES) IN COOK COUNTY, ILLINOIS.

**ALSO**

THE NORTH 8 FEET OF LOT 19 THROUGH 23 INCLUSIVE IN BLOCK 2 IN M.D. BROWNS RESUBDIVISION OF BLOCKS 1 AND 2 IN MONTROSE, BEING SUBDIVISION OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST HALF OF LOT 1 OF A SUBDIVISION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED JUNE 23, 1873 IN BOOK 5 OF PLATS, PAGE 20, IN AFORESAID SECTIONS 15 AND 16.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, MADE BY PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 29, 1994 AND KNOWN AS TRUST DOCUMENT 10859, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 95228666 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS MAY BE AMENDED FROM TIME TO TIME, WHICH PERCENTAGES SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION; AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

GRANTOR ALSO HEREBY GRANTS TO GRANTEEES, THEIR HEIRS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF THE PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION, 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.

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THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED *PRO TANTO* AND BE VESTED IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATIONS AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

THIS DEED IS SUBJECT ONLY TO THE FOLLOWING: GENERAL TAXES NOT YET DUE AND PAYABLE; PUBLIC UTILITY EASEMENTS; EASEMENTS, CONVENANTS, RESTRICTIONS AND BUILDING LINES OF RECORD, AND AS SET FORTH IN THE DECLARATION; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AFORESAID DECLARATIONS AND RESERVATIONS BY SELLER TO ITSELF AND ITS SUCCESSORS AND ASSIGNS OF THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS, AND THE PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS.

Property of Cook County Clerk's Office

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LETTERS OF OFFICE - DECEDENT'S ESTATE

(Rev. 12/23/03) CCP 0415

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, PROBATE DIVISION

Estate of  
Doris Quigley

Deceased



No. 2011 P 000458

Docket

Page

LETTERS OF OFFICE - DECEDENT'S ESTATE

Sean Quigley has been appointed  
Independent Executor of the estate of  
Doris Quigley, deceased,  
who died Friday, December 24, 2010, and is authorized to take possession of and collect the  
estate of the decedent and to do all acts required by law.

WITNESS, March 04, 2011

**Dorothy Brown**  
Clerk of the Circuit Court

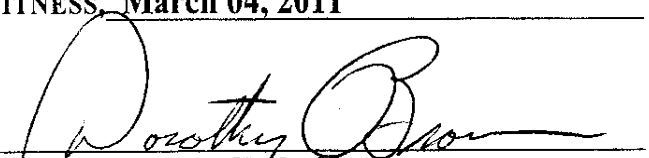


CERTIFICATE

I certify that this is a copy of the letters of office now in force in this estate.

WITNESS, March 04, 2011

dlb

  
Clerk of Court

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

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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 23, 2011 Signature: Sean C. Quigley  
Grantor or Agent

Subscribed and Sworn to before me  
by the said Sean C. Quigley  
this 23 day of December, 2011  
Elizabeth Fink  
Notary Public



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.

Dated December 23, 2011 Signature: Sean C. Quigley  
Grantee or Agent

Subscribed and Sworn to before me  
by the said Sean C. Quigley  
this 23 day of December, 2011  
Elizabeth Fink  
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 or 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).