

UNOFFICIAL COPY

**PREPARED BY AND AFTER
RECORDING RETURN TO:**

Elizabeth O'Brien
Stahl Cowen Crowley & Addis, LLC
55 W. Monroe St., Ste. 1200
Chicago, Illinois 60603



Doc#: 1419816079 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2014 03:41 PM Pg: 1 of 5

QUIT CLAIM DEED

THE GRANTOR, **235 W. Van Buren Development Corporation**, an Illinois corporation, State of Illinois, of 225 W. Ohio Street, 6th floor, Chicago, Illinois 60654, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to **235 W. Van Buren Condominium Association**, an Illinois not-for-profit corporation, of 235 W. Van Buren, Chicago, Illinois 60607, their undivided interest, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

for the uses and purposes set forth in the City of Chicago Planned Development No. 1053 and Article 4, Paragraph 5 of the Declaration (as defined in Exhibit "B" attached hereto), and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT only to the exceptions set forth on Exhibit "B"

Permanent Real Estate Index Number: part of 17-16-238-019-0000

Address of Real Estate: 235 W. Van Buren, P-37 and P-38, Chicago, Illinois 60607

COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 31-45,
REAL ESTATE TRANSFER LAW

DATE: 6.17.14



Representative

City of Chicago
Dept. of Finance
670758

7/17/2014 13:21

dr00193



Real Estate
Transfer
Stamp

\$0.00

Batch 8,507,392

[signatures appear on the following page]

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Dated January 14, 2013.

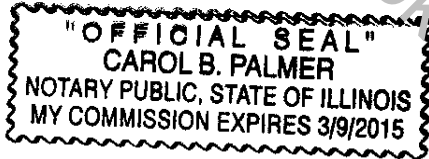
235 W. VAN BUREN DEVELOPMENT CORPORATION, an Illinois corporation

By: _____
Its: _____

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Cynthia Wong, Vice President of 235 W. Van Buren Development Corporation, an Illinois corporation personally known to me to be the same persons whose names is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed 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 14th day of January 2013.



Notary Public

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EXHIBIT "A"

PARKING UNITS P-37 AND P-38 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, 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 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number(s): part of 17-16-238-019-0000

Address of Real Estate: 235 W. Van Buren, P-37 and P-38, Chicago, Illinois 60607

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EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Liens and other matters of title over which the title insurer is willing to insure without cost to grantees.
3. Applicable zoning and building laws or ordinances.
4. Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 235 W. Van Buren Condominiums, including any and all amendments and exhibits thereto (the "Declaration").
5. Declaration of covenants, conditions restrictions and easements relating to the Commercial Property (as defined in the Declaration).
6. The Condominium Property Act of Illinois.
7. Easements, air rights, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
8. Leases, licenses, encroachments and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Declaration).
9. Acts done or suffered by Grantees or anyone claiming by, through, or under Grantees.
10. Utility easements whether recorded or unrecorded.

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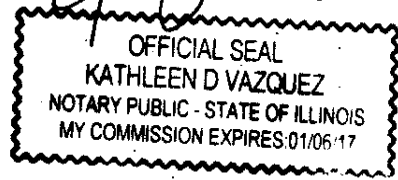
STATEMENT BY GRANTOR AND GRANTEE

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 6.14, 2014

Signature: _____

[Handwritten Signature]
Grantor or Agent



Subscribed and sworn to before me

By the said _____

This 14th day of June, 2014

Notary Public [Handwritten Signature]

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 6.14, 2014

Signature: _____

[Handwritten Signature]
Grantee or Agent



Subscribed and sworn to before me

By the said _____

This 14th day of June, 2014

Notary Public [Handwritten Signature]

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.)