

UNOFFICIAL COPY

QUIT CLAIM DEED



THE GRANTOR, Chita-Clemente Lopez aka Chita D. Clemente, a single person, and Roland J. Clemente, a married person, of Chicago, IL whose tax mailing address is 1842 N. Paulina Street, Chicago, IL 60622 for and in consideration of Ten and No/100 Dollars (\$10), and other consideration, in hand paid, CONVEYS and QUIT CLAIMS to Chita D. Clemente, Trustee or Successor Trustees of The Chita D. Clemente Trust Dated May 21st, 2015 at 1842 N. Paulina Street, Chicago, IL 60622.

Doc#: 1517044041 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/19/2015 12:37 PM Pg: 1 of 6

All interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:
See Attached Legal Description

Exempt under Real Estate Transfer Tax Sec. 4, Par. E

Chita Clemente-Lopez *Chita D. Clemente* Dated: June 16th, 2015
Grantor: Chita-Clemente Lopez aka Chita D. Clemente

Hereby releasing and waiving all rights and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): 17-21-414-011-1143
Address(es) of Real Estate: 1935 S. Archer Avenue, Unit # 321, Chicago, IL 60616 Cook County

Dated this 16th day of June, 2015

Signed: *Chita D. Clemente* *Roland J. Clemente*
Name: Chita-Clemente Lopez aka Chita D. Clemente Roland J. Clemente

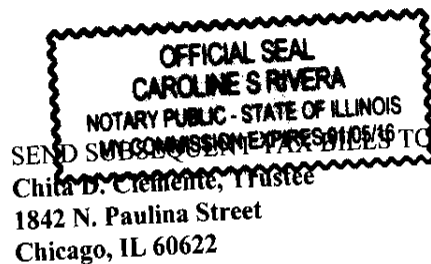
State of Illinois, County of Cook: ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Chita-Clemente Lopez aka Chita D. Clemente, and Roland J. Clemente, personally known to me (or proved to me on the basis of satisfactory evidence) be the same persons whose names 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, the 16th day of June 2015.

Notary Signature: *Caroline S. Rivera*

Residing in: Bloomingdale, IL

Commission Expires: 01/05/2016



GRANTEES ADDRESS & ADDRESS TO MAIL TO:
Chita D. Clemente
1842 N. Paulina Street
Chicago, IL 60622

This instrument prepared by: Regina Phillips, Attorney, 3120 Techny Rd., Northbrook, IL 60062 without title examination, based upon Grantors' information.

CCRD REVIEWER *[Signature]*

UNOFFICIAL COPY

Property of Cook County Clerk's Office

City of Chicago
Dept. of Finance
680867



Real Estate
Transfer
Stamp

.6/19/2015 12:00
dr00764

\$0.00
Batch 10.061.448

SSSS

UNOFFICIAL COPY

STATEMENT OF GRANTOR/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 16, 2015

Signature: Chita D. Clemente
Chita D. Clemente

Subscribed and sworn to before me by the said this 16th day of June, 2015.

Notary Public Caroline S. Rivera
Caroline S. Rivera



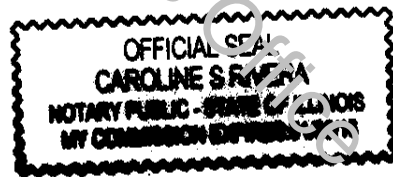
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 16, 2015

Signature: Chita D. Clemente
Chita D. Clemente

Subscribed and sworn to before me by the said this 16th day of June, 2015.

Notary Public Caroline S. Rivera
Caroline S. Rivera



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Sections 4 of the Illinois Real Estate Transfer Tax Act.

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 58° 08' 30" 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' 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 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 86.82 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 00F° 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° 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 70.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 58° 08' 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 30.67 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° 58' 08" EAST, A DISTANCE OF 47.84 FEET;
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 24.00 FEET;
 THENCE SOUTH 00° 00' 55" 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.