

QUIT CLAIM DEED

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1629945051

**This document prepared by
& after recording return to:**

**Michael G. Kreibich, Esq.
Kovitz Shifrin Nesbit
175 North Archer Avenue
Mundelein, IL 60060**

Doc# 1629945051 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/25/2016 11:35 AM PG: 1 OF 4

FOR RECORDERS USE ONLY

The GRANTOR, **Bruce J. Adreani, not individually but solely as Trustee under Trust Agreement establishing the Alpha Trust, dated November 1, 2002, located at 7458 N. Harlem Avenue, Chicago, IL 60631**, for and in consideration of Ten and no/100 (\$10.00) Dollars in hand paid and other good and valuable consideration the receipt of which is hereby acknowledged, CONVEY(S) and QUIT CLAIMS to **LOFTS AT VILLAGE CENTRE CONDOMINIUM ASSOCIATION**, an Illinois not-for-profit corporation, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Parking Unit P-40A in the Lofts at Village Centre, a Condominium, as delineated on a survey of the following described Property; Part of Lot 1 in Village Centre Phase 1-B, according to the Plat thereof recorded in the Office of the Recorder of Deeds of Cook County Illinois on December 6, 2001 as Document Number 00111550055, which survey is attached as exhibit "C" to the Declaration of Condominium recorded as Document Number 0021438162, together with the percentage interest in the Common Elements. All in Cook County, Illinois

Permanent Real Estate Index Number: 08-12-108-046-1075

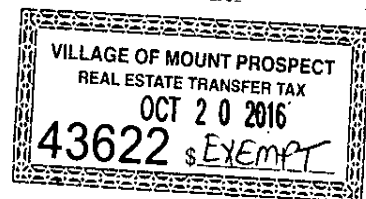
Parcel 2: Storage Unit S-11A in the Lofts at Village Centre, a Condominium, as delineated on a survey of the following described Property; Part of Lot 1 in Village Centre Phase 1-B, according to the Plat thereof recorded in the Office of the Recorder of Deeds of Cook County Illinois on December 6, 2001 as Document Number 00111550055, which survey is attached as exhibit "C" to the Declaration of Condominium recorded as Document Number 0021438162, together with the percentage interest in the Common Elements. All in Cook County, Illinois

Permanent Real Estate Index Number: 08-12-108-046-1102

Parcel 3: Storage Unit S-56A in the Lofts at Village Centre, a Condominium, as delineated on a survey of the following described Property; Part of Lot 1 in Village Centre Phase 1-B, according to the Plat thereof recorded in the Office of the Recorder of Deeds of Cook County Illinois on December 6, 2001 as Document Number 00111550055, which survey is attached as exhibit "C" to the Declaration of Condominium recorded as Document Number 0021438162, together with the percentage interest in the Common Elements. All in Cook County, Illinois

Permanent Real Estate Index Number: 08-12-108-046-1145

**Common Address: 40 E. Northwest Highway
Mount Prospect, IL 60056**



Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration

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of Condominium aforesaid, 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, if any.

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.

NOTWITHSTANDING ANYTHING TO THE CONTRARY SET FORTH ABOVE, HOWEVER:

THE GRANT AND CONVEYANCE OF EACH OF **PARCEL 2** AND OF **PARCEL 3** IS HEREBY FURTHER SUBJECT TO THE RIGHT OF THE OWNER(S) FROM TIME TO TIME OF STORAGE UNIT **S-11** AND OF STORAGE UNIT **S-56**, TO ACCESS, INGRESS AND EGRESS ACROSS AND THROUGH EACH OF **PARCEL 2** AND OF **PARCEL 3**, TO USE AND OCCUPY, AND ENJOY THE USE AND BENEFIT OF, STORAGE UNIT **S-11** AND STORAGE UNIT **S-56**, RESPECTIVELY, OTHERWISE IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM AND THE BY-LAWS AND RULES OF THE LOFTS AT VILLAGE CENTRE CONDOMINIUM ASSOCIATION, ALL AS ARE FROM TIME TO TIME IN EFFECT AND/OR AMENDED.

In Witness whereof, said Grantor has caused its name to be signed to presents effective this 20th day of September, 2016.

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45, SECTION 4, PARAGRAPH E.



Bruce J. Adreani, not individually but solely as Trustee under Trust Agreement establishing the Alpha Trust, dated November 1, 2002

See next page for Acknowledgement

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STATE OF ILLINOIS)

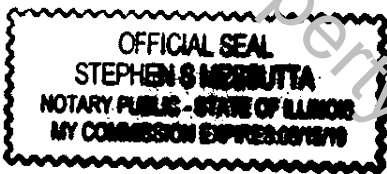
) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Bruce J. Adreani, not individually but solely as Trustee under Trust Agreement establishing the Alpha Trust, dated November 1, 2002** 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 said instrument as his free and voluntary act *as trustee*, 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 22nd day of September, 2016.

My Commission expires June 15, 2019



[Signature]
NOTARY PUBLIC

<p>This document prepared by and after recording to be returned to:</p> <p>Michael Kreibich Kovitz Shifrin Nesbit 175 North Archer Avenue Mundelein, Illinois 60060</p>	<p>Send subsequent tax bills to:</p> <p>Flats at Village Centre Condominium Association c/o Lieberman Management Services, Inc. 25 Northwest Point Boulevard, Suite 330 Elk Grove Village, IL 60007</p>
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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 Grantor 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 Sept. 20, 2016 Signature: *Bruce J. Adreani*
Grantor or Agent Trustee

Subscribed and sworn to before me by the said Bruce J. Adreani, as Trustee
This 22nd day of September, 2016.

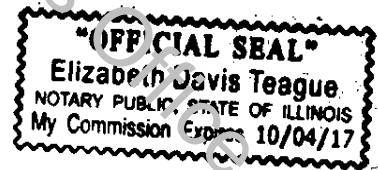


NOTARY PUBLIC _____

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, a 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 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 September 27, 2016 Signature: *Michael R. Zalinski*
Grantor or Agent PRESIDENT

Subscribed and sworn to before me by the said Michael Zalinski
This 27 day of September, 2016.



NOTARY PUBLIC *Elizabeth Davis Teague*

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.]