

94004036

DOCUMENT PREPARED BY AND RECORDING REQUESTED BY

EMILY A. THOMPSON
THOMPSON LAW OFFICES
1676 N. California Blvd., Suite 200
Walnut Creek, California 94596

DEPT-01 RECORDING \$27.50
T#0000 TRAN 5900 01/03/94 15:30:00
#2823 #-94-004036
COOK COUNTY RECORDER

AND WHEN RECORDED MAIL TO

THOMPSON LAW OFFICES
1676 N. California Blvd., Suite 200
Walnut Creek, California 94596

Space above this line for recorder's use

MAIL TAX STATEMENTS TO:

COLIN J. MARKLEY
NANCY S. MARKLEY
34 El Alamo Court
Danville, California 94526

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QUITCLAIM DEED

FOR NO CONSIDERATION,

COLIN J. MARKLEY and NANCY MARKLEY, his wife,

do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

COLIN J. MARKLEY and NANCY S. MARKLEY, Trustees under the COLIN J. MARKLEY AND NANCY S. MARKLEY FAMILY TRUST DATED DECEMBER 14, 1993

the following described real property, situated in Cook County, Illinois, to-wit:

Unit 5A in 21 East Chestnut Condo
See attached rider for complete legal description.

Property address: Unit 5A, 21 E. Chestnut
Chicago, IL 60611

17-03-222-023-1024

Dated: December 14, 1993

Colin J. Markley
COLIN J. MARKLEY

Nancy S. Markley
NANCY S. MARKLEY

27.50



Exempt under provisions of Paragraph Section 4,
Real Estate Transfer Tax Act.
Buyer, Seller or Representative
Date 1-3-94

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2/000 room (11)

FIRST AMERICAN TITLE INSURANCE #

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REC'D 10/25/05

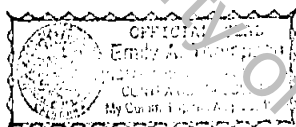
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CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

On this fourteenth day of December, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared COLIN J. MARKLEY and NANCY S. MARKLEY, personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Emily A. Thompson
EMILY A. THOMPSON

Property of Cook County Clerk's Office

9100-1030

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DEED LEGAL

UNIT 5A IN 21 EAST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 5, 6, 7 AND 8 IN THE SUBDIVISION OF LOT 1 IN THE PARTITION OF BLOCK 18 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25 036 466 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, THEIR 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 AFORESAID 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 AND THE RIGHT TO GRANT SAID RIGHTS AND EASEMENTS IN CONVEYANCES AND MORTGAGES OF SAID REMAINING PROPERTY.

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

THE TENANT OF THIS UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT UNLESS THE TENANT IS THE PURCHASER.

SUBJECT TO: ENCROACHMENTS, IF ANY; BUILDING LINES, CONDITIONS AND RESTRICTIONS OF RECORD; TERMS, PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO; PRIVATE, PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; MUTUAL EASEMENTS AND RIGHTS CONTAINED IN THE TRUSTEE'S DEED OF RECORD BETWEEN CONDOMINIUM PROPERTY AND GRANTOR'S FEE; GENERAL TAXES FOR THE YEAR 1979 AND SUBSEQUENT YEARS; INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM; MATTERS DISCLOSED IN THE PROPERTY REPORT; ACTS DONE OR SUFFERED BY PURCHASER; EXISTING LEASE IF ANY; SPECIAL CITY OR COUNTY TAXES OR ASSESSMENTS, IF ANY.

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STATEMENT BY GRANTOR AND GRANTEE

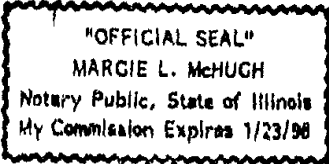
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 1-3, 1994 Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said affiant this 1 day of January, 1994.

Notary Public Margie L. McHugh



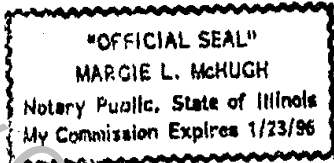
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired 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 1-3, 1994 Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said affiant this 1 day of January, 1994.

Notary Public Margie L. McHugh



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

94001036