

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 822  
November 1994

## QUIT CLAIM DEED Statutory (Illinois) (Individual to Individual)

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96228194

THE GRANTOR(S) JAMES RAFALIN, divorced and not since remarried, of the City \_\_\_\_\_ of Chicago County of Cook

DEPT-01 RECORDING \$27.00  
177777 TRAN 9850 03/26/96 09:32:00  
33789 + SK \*--96-228194  
COOK COUNTY RECORDER

State of Illinois for the consideration of Ten and no/100th DOLLARS,

and other good and valuable considerations \_\_\_\_\_

\_\_\_\_\_ in hand paid,

CONVEY(S) \_\_\_\_\_ and QUIT CLAIM(S) \_\_\_\_\_ to

Laura Mondrowski, 924 W. Buena, Unit #1, Chicago, IL 60613

(Name and Address of Grantee)

all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 4222 N. Broadway, P-15, (st. address) legally described as:

See attached Exhibit A,

F	2700	A
P		P
T	2200	V
I	400	P

Above Space for Recorder's Use Only

96228194

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

Permanent Real Estate Index Number(s): 14-17-408-018-0000

Address(es) of Real Estate: 4222 N. Broadway, P-15, Chicago, IL 60613

Please print or type name(s) below signature(s)

DATED this: \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
\_\_\_\_\_  
JAMES RAFALIN (SEAL) \_\_\_\_\_ (SEAL)  
x \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of Cook LOS ANGELES ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

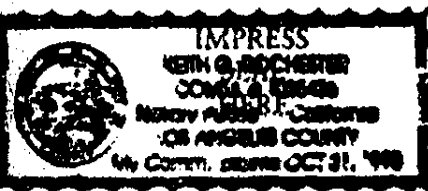
JAMES RAFALIN

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, including the release and waiver of the right of homestead.

North G. Puchner

NOTARY PUBLIC

Box 195



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## Quit Claim Deed INDIVIDUAL TO INDIVIDUAL

GEORGE E. COLE  
LEGAL FORMS

TO

Property of Cook County Clerk's Office

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Act. **MAR 26 1999**

Buyer-Seller Representative

Date

96228191

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

Commission expires \_\_\_\_\_ 19 \_\_\_\_\_

NOTARY PUBLIC

This instrument prepared by Steven H. Klein, Esq., 225 W. Wacker Drive, Chicago, IL 60606  
(Name and Address)

Waldman, Harrold, Allen & Dixon  
(Name)

MAIL TO: 225 W. Wacker Drive, Suite 2900  
(Address)  
Chicago, IL 60606  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Laura Mondrowski

(Name)

924 W. Buena, Unit #1

(Address)

Chicago, IL 60613

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 145



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## EXHIBIT A

UNIT P-15 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4222 NORTH BROADWAY PARKING LOT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 95526155, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR DATED THE 28TH DAY OF JULY 1995, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NO. 95524433, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION AND THOSE SET FORTH IN THE DECLARATION OF CONDOMINIUM HEREIN REFERRED TO AS "DECLARATIONS" FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATIONS, THE RIGHTS AND EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATIONS AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCE AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DECLARATION SET FORTH AS COVENANTS RUNNING WITH THE LAND.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE PARCELS WERE VACANT FOR A PERIOD OF MORE THAN 120 DAYS PRIOR TO THE COMMENCEMENT OF THE RENOVATION WHICH HAS BEEN CONDUCTED BY THE DEVELOPER. THEREFORE, THE DEVELOPER WAS NOT REQUIRED TO PROVIDE NOTICE OF THE CONDOMINIUM CONVERSION UNDER ILLINOIS COMPILED STATUTES, CHAPTER 765, ACT 605, PARAGRAPH 30.

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## STATEMENT BY GRANTOR AND GRANTEE

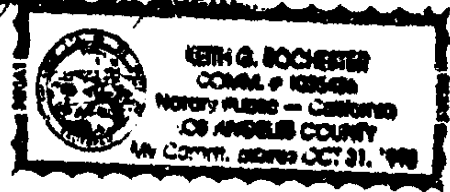
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 1-16-96

Signature: [Signature]  
Grantor or Agent

Subscribed and Sworn to before me by the said GRANTOR this 16th day of JAN. 1996.

Notary Public North G. Rochester



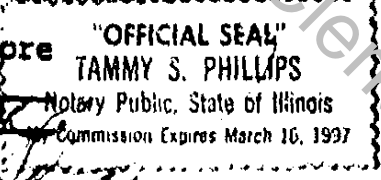
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 3-14-96

Signature: [Signature]  
Grantee or Agent

Subscribed and Sworn to before me by the said Grantor this 14th day of March 1996.

Notary Public [Signature]



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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.)

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