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96277006

QUIT CLAIM DEED

MAIL TO:

Edward S. Lipsky
100 Lexington Dr. #205
Buffalo Grove, Illinois 60089

NAME & ADDRESS OF TAXPAYER:

James O'Connor
3850 W. Bryn Mawr Ave. Unit #307
Chicago, Illinois 60659

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DEPT-01 RECORDING 425.50
 T42222 TRGN 7585 04/12/96 10:13:00
 #2782 + KE *--96-277006
 COOK COUNTY RECORDER

THE GRANTOR, MERRI O'CONNOR, Divorced and not remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid, CONVEY and QUIT CLAIMS to James O'Connor, 3850 W. Bryn Mawr Ave. Unit #307, Chicago, Illinois 60632, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Commonly Address: 3850 W. Bryn Mawr Ave. Unit #307, Chicago, Illinois 60659

PIN 13-02-300-002-8001, 13-02-300-002-8002

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

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

James O'Connor 3-21-96
 Grantor Date

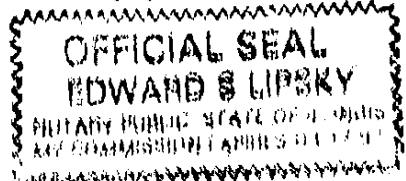
DATED this 21 day of March, 1996

MERRI O'CONNOR
 MERRI O'CONNOR

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 MERRI O'CONNOR, divorced and not since remarried, 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 they signed, sealed and delivered the said instrument as her 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 this 21 day of March, 1996
 Commission expires 3/19/97 OF ILLINOIS
 MY COMMISSION EXPIRES 03-17-97
EDWARD S. LIPSKY
 Notary Public

This instrument was prepared by EDWARD S. LIPSKY, 100 Lexington Drive, Suite 205, Buffalo Grove, Illinois 60089.



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PARCEL 1:

Unit 307 in Conservancy at North Park Condominium II as delineated on a survey of the following described premises:

That part of the east 833 feet of the west 883 feet of the north 583 feet of the south 633 feet of the southwest 1/4 of section 2, township 40 north range 13 east of the third principal meridian, (except that part of the land dedicated for public roadway by document 26700736) described as follows: commencing at the northwest corner of said tract; thence east on the north line of said tract a distance of 803.00 feet, thence south a distance of 180.50 feet to the point of beginning; thence continuing south on the last described line 204 feet, thence west 89.0 feet; thence north 78.0 feet; thence west 10.0 feet; thence north 48.0 feet, thence east 10.0 feet, thence north 78.0 feet, thence east 89 feet to the point of beginning, in Cook County, Illinois

which survey is attached to Declaration of Condominium recorded as Document 94923281 together with its undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to the use of Parking space 307 and Storage Space 307, Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 94923281

Grantor also hereby grants to Grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Master Declaration recorded October 28, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded October 28, 1994 as Document 94923281 and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Master Declaration and Declaration of Condominium for the benefit of the property described therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium and the Master Declaration; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declarations; provisions of Condominium Property Act of Illinois.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 March 2, 1996 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said WILLIAM S. LIPSKY this
8th day of April, 1996.

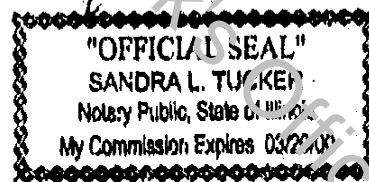
Notary Public [Signature]

The grantee or his/her agent affirms that, to the best of his/her 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 March 21, 1996 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said WILLIAM S. LIPSKY this
8th day of April, 1996.

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

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