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QUIT CLAIM DEED

Statutory (Illinois)

97235744

MAIL TO: Victoria L. Petrow
Ungaretti & Harris
3500 Three First National Plaza

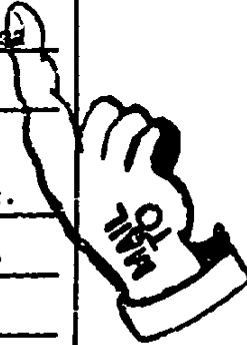
Chicago, Illinois 60602

NAME & ADDRESS OF TAXPAYER:

Chicago Urban Properties, Inc.

640 N. LaSalle St., Suite 545

Chicago, IL 60610



DEPT-01 RECORDING \$27.50
157777 TRAN 0008 04/04/97 16:01:00
44401 & DR *-97-235744
COOK COUNTY RECORDER

RECORDER'S STAMP

THE GRANTOR(S) SUNDANCE HOLDINGS, INC., an Illinois corporation
of the Village of Schaumburg County of Cook State of Illinois
for and in consideration of 75 & NO/100 (\$10.00) DOLLARS
and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to CHICAGO URBAN PROPERTIES, INC.

640 N. LaSalle, Suite 545 Chicago IL 60610
Grantee's Address City State Zip

all interest in the following described Real Estate situated in the County of Cook in the State of
Illinois, to wit:

SEE EXHIBIT "A" ATTACHED

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet

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

17-09-127-006, 17-09-124-015, 17-09-124-016, 17-09-124-017

Permanent Index Number(s): 17-09-124-018, 17-09-127-005 and 17-09-127-007

Property Address: 373-421 W. Erie, Chicago, IL and 416 W. Erie, Chicago, IL

DATED this 4th day of April 19 97

_____(SEAL) SUNDANCE HOLDINGS, INC., an _____(SEAL)
Illinois corporation

By: _____
Name: JAMES A. ALLEN Title: VICE PRES

_____(SEAL) _____(SEAL)

ATTEST: Steven L. Coe
Name: STEVEN L. COE Title: VICE PRES CLERK

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

2750
DMK

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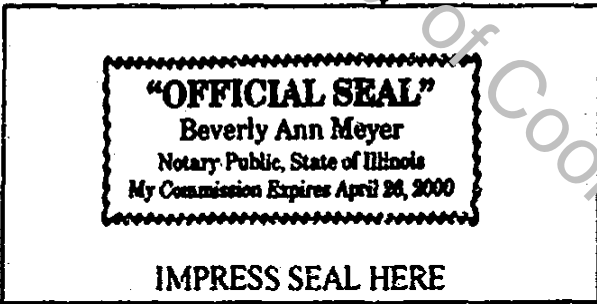
STATE OF ILLINOIS }
County of DuPAGE } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Joseph A. Atkin and Steven Lipe, the Vice President and Vice President, respectively* personally known to me to be the same person(s) whose name is /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, and as the free and voluntary act of said corporation

Given under my hand and notarial seal, this 4th day of April, 1997

Beverly Ann Meyer
Notary Public

My commission expires on April 26 2000



* of Sundance Holdings, Inc., an Illinois corporation

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4, REAL ESTATE

TRANSFER ACT
DATE: 4/11/97
Yicki J. Caputo
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER :

Victoria L. Petrow
Ungaretti & Harris
3500 Three First National Plaza
Chicago, IL 60602

** This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

TO REORDER PLEASE CALL
MID AMERICA TITLE COMPANY
(708) 249-4041

97235744

TO

FROM

Statutory (Illinois)

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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 19 TO 22 IN BLOCK 10 IN HIGGIN'S LAW AND COMPANY'S ADDITION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 10.63 FEET OF LOT 2 AND THE EAST 64.37 FEET OF LOT 3 (EXCEPTING FROM THAT PART OF SAID LOTS 2 AND 3 THE SOUTH 9 FEET THEREOF) IN BLOCK 1 IN THE ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EAST 100 FEET OF THE WEST 110.63 FEET OF LOT 2 (EXCEPT THE SOUTH 9 FEET THEREOF USED FOR RAILROAD) IN BLOCK 1 IN THE ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE EAST 39.37 FEET OF LOT 2 AND THE WEST 85.63 FEET OF LOT 1, IN BLOCK 1 OF ASSESSOR'S DIVISION OF PART (SOUTH OF ERIE STREET AND EAST OF CHICAGO RIVER) OF THE EAST HALF OF THE NORTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 9 FEET OF SAID LOTS) IN COOK COUNTY, ILLINOIS.

PARCEL 5:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 2, 3 AND 4 FOR INGRESS AND EGRESS AS ESTABLISHED BY THE INSTRUMENT EXECUTED BY CRIBBEN & SEXTON CO, AND OTHERS, DATED MAY 24, 1908 AND RECORDED JULY 15, 1908 IN BOOK 9400 PAGE 501 AS DOCUMENT 4232353.

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Property of Cook County Clerk's Office

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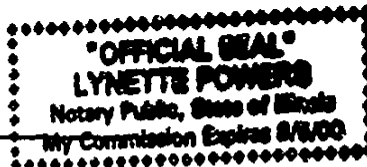
STATEMENT BY GRANTOR AND GRANTEE

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 April 4, 1997 Signature: Yicki Caputo
Grantor or Agent

Subscribed and sworn to before me by the said _____

this 4th day of April, 1997.
Notary Public Lynette Powers

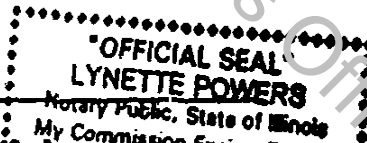


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 April 4, 1997 Signature: Yicki Caputo
Grantee or Agent

Subscribed and sworn to before me by the said _____

this 4th day of April, 1997.
Notary Public Lynette Powers



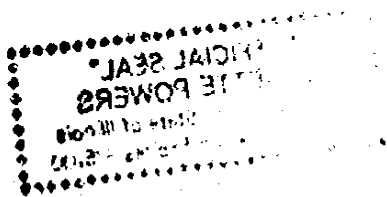
NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C Misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(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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