

**QUIT CLAIM DEED
IN TRUST**

88-018 C 2007
88-018-88

MAIL TO:

MARY S. LUNDQVIST

ATTORNEY AT LAW

800 HARRISON ROAD

ROSELLE, IL 60018

(630) 851-6680

97522

NAME AND ADDRESS OF TAXPAYER:

Ellen Hemmerich
28W025 Elm Drive
Northwoods, IL 60125

--- For Recorder's Use ---

GRANTOR(S), Bruce M. Bittner, an undivided one-half interest and Ellen M. Hemmerich, a/k/a Ellen M. Heferich, an undivided one-half interest of Unit 901 and PB-20, 161 W. Harrison, Chicago, IL 60605, in the County of COOK, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUITCLAIM(S) to the GRANTEE(S), Bruce M. Bittner, Trustee, under the Bruce M. Bittner Declaration of Trust dated October 1, 1997, an undivided one-half interest and Ellen M. Hemmerich, Trustee, under the Declaration of Trust dated October 1, 1997, of, Unit 901 and PB-20, 161 W. Harrison, Chicago, IL 60605 in the County of COOK, in the State of Illinois, the following described real estate:

2778
4/22

LEGAL DESCRIPTION ATTACHED

Known as: Unit 901 and PB-20, 161 W. Harrison, Chicago, IL 60605

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Dated this 1ST day of NOVEMBER, 19 97.

Bruce M. Bittner
Bruce M. Bittner,

Ellen M. Hemmerich
Ellen M. Hemmerich,


STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforementioned, DO HEREBY CERTIFY that Bruce M. Bittner, an undivided one-half interest and Ellen M. Hemmerich, an undivided one-half interest, personally known to me to be the same person(s) whose name(s) ARE subscribed to the foregoing instrument, 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.

Given under my hand and notary seal this 1ST day of NOVEMBER, 1997.


Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph d Section 4,
Real Estate Transfer Act
Date: 11-1-97 

Prepared By:
Gary S. Lundeen
806 E. Nerge Road
Roselle, Ill. 60172

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

78061081

EXHIBIT "A"

Legal Description

Units 901 and PB-20 in the Market Square Lofts Condominium as delineated on a survey of the following described real estate: PARCEL 1: Lot 2 (except the West 4 feet) and Lot 5 (except the West 4 feet) and Lot 8 (except the West 4 feet) in Subdivision of Block 101 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. PARCEL 2: Lot 11 (except the West 4 feet) and the North 2/3 of Lot 14 (except the South 22.3 feet and except the West 4 feet thereof) in Block 101 in School Section Addition to Chicago, all in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded as Document Number 97225742, as amended from time to time, together with its undivided percentage interests in the common elements.

Grantor 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 of Condominium aforesaid, and grantor reserves to itself, its successor and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

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, if any, of Unit No. 901 and PB-20 either waived or failed to exercise his option to purchase the unit or had no option to purchase the unit.

SUBJECT TO: (a) covenants, conditions and restrictions of record, (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions, and Covenants For Market Square Lofts Condominium ("Declaration of Condominium") and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act ("Act"); (f) special taxes or assessments for improvements not yet completed, (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed of grantee, if any; (j) general taxes for the year 1997 and subsequent years; (k) installments due after the date of closing or assessments established pursuant to the Declaration of Condominium; and to existing tenant lease and existing laundry lease; (l) applicable zoning, and building laws and ordinances and other ordinances of record; (m) encroachments, if any; (n) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and (o) leases and licenses affecting the Common Elements.

PIN: 17-16-402-024 (UNDERLYING)
-025

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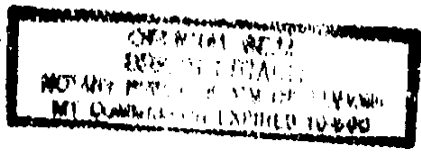
STATEMENT BY GRANTOR AND GRANTEE

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 11-1, 1997 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said GARY LUMBERIN this 1ST day of NOVEMBER, 1997.

Notary Public [Signature]

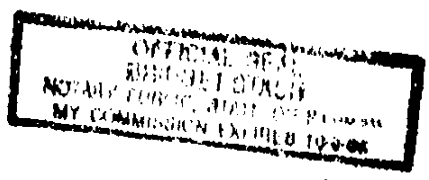


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11-1, 1997 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said GARY LUMBERIN this 1ST day of NOVEMBER, 1997.

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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]