

# UNOFFICIAL COPY

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QUIT CLAIM DEED

N 9901543 gw/SAS  
1062

99675991

6359/0032 30 001 Page 1 of 5  
1999-07-15 11:26:25  
Cook County Recorder 29.50



Property of Cook County Clerk's Office

**THE GRANTOR**, Lincoln Ridge Holdings Company, LLC, an Illinois limited liability company, of Cook County, Illinois, for the consideration of TEN and No/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Lincoln Ridge South Condominiums, L.L.C., an Illinois limited liability company, **GRANTEE**, of Cook County, Illinois, all interest in the real estate situated in the County of Cook, in the State of Illinois, and legally described as Exhibit "A" attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 10-27-307-004; 10-27-307-021; 10-27-307-026

Address of Real Estate: Unit No.305 7400 North Lincoln Avenue, Skokie, Illinois 60076

Grantor also hereby grants to the Grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the 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 land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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IN WITNESS WHEREOF, the Grantor has executed this Quit Claim Deed as of this 14<sup>th</sup> day of July, 1999.

Lincoln Ridge Holdings Company, LLC, an Illinois limited liability company, its manager

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Village Code Chapter 10  
EXEMPT Transaction  
Skokie Office 07/14/99

By: Robin Construction Corporation, an Illinois corporation, its manager

By: [Signature]  
Its: [Signature]

**99675991**

This Instrument Was Prepared by  
And after Recording Return To:

Sharon Z. Letchinger  
Miller, Shakman, Hamilton  
Kurtzon & Schlifke  
208 South LaSalle  
Suite 1100  
Chicago, Illinois 60604

This Deed is exempt under paragraph 45(e) of the Real Estate Transfer Tax Law (35 ILCS 200/31-1 et. seq.)

[Signature] 7/14/99  
Grantor Representative Date



STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard Robin, President of Robin Construction Corporation, an Illinois corporation, manager of Lincoln Ridge Holdings Company, LLC, an Illinois limited liability company, 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 and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 14<sup>th</sup> day of July, 1999.

Commission expires \_\_\_\_\_, 19 [Signature]  
Notary Public



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## EXHIBIT A

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### LEGAL DESCRIPTION

#### PARCEL 1:

Unit **305** in the Lincoln Ridge South Condominium as delineated and defined on the Plat of Survey of the following described parcel of real estate:

Lot "B" in Lincoln Ridge being a subdivision of part of the Southwest  $\frac{1}{4}$  of Section 27, Township 41 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded July 2, 1998 as Document Number 98572643, in Cook County, Illinois.

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded 8/28/98 as Document Number 98772465, and as amended from time to time, together with its undivided percentage interest in the common elements.

#### PARCEL 2:

The exclusive right to the use of parking space number **S26** a limited common element as delineated on the survey attached to the Declaration aforesaid, recorded as Document Number 98772465.

#### PARCEL 3:

Easements for ingress and egress for the benefit of Parcel 1 aforesaid, as set forth in the Declaration of Covenants, Restrictions, Easements, Charges and Liens and By-Laws for Lincoln Ridge Homeowners Association recorded July 15, 1998 as Document Number 98613424.

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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 a 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 7/14/99, 1999, Signature Suzanne Hedien

Subscribed and sworn to before me by the said Suzanne Hedien this 14<sup>th</sup> day of July, 1999.

Notary Public Linda Szarkowski



The grantee or his/her 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 a 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 7/14, 1999, Signature Suzanne Hedien

Subscribed and sworn to before me by the said Suzanne Hedien this 14<sup>th</sup> day of July, 1999.

Notary Public Linda Szarkowski



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

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## CERTIFICATION OF EXEMPT TRANSFERORS

1. Lincoln Ridge (South Condominiums) L.L.C., an Illinois limited liability company  
(Name of Transferor/Declarant)

1333 N. Wells, Chicago, Illinois 60610

99675991

(Address of Transferor/Declarant)

Taxpayer ID of Transferor/Declarant

36-4101373

2. Near North Near North  
~~XXX~~ Policy Number N9901543 ~~XXXXXX~~ Escrow Number \_\_\_\_\_

3. This transaction is a sale or exchange of what would be a reportable real estate transaction except for the fact that the transferor is exempt.

Reportable real estate transactions include those involving any present or future ownership interest in:

- (a) improved and unimproved land, including air space;
- (b) inherently permanent structures, including any residential, commercial or industrial building;
- (c) any condominium unit and its appurtenant fixtures and common elements (including land); or
- (d) stock in a cooperative housing corporation.

The term "ownership interest" includes fee simple interests, life estates, remainders, personal easements, and right to possession or use, such as leaseholds, easements or tenancies, if the possession right, including renewal option(s), have a remaining term of at least 30 years. An option to acquire real estate is not considered an ownership interest.

Said real estate is commonly known as:

# 305 7400 Lincoln Avenue, Skokie, Illinois 60076  
(Street Address) (City) (State)

4. Transferor claims exemption by reason of one of the following:

XX A. Volume Transferor

The transferor/declarant hereby certifies that the transferor:

- i) has sold or exchanged during either of the prior two calendar years, or
- ii) previously sold or exchanged during the current calendar year, or
- iii) on the date of closing, expects to sell or exchange during the current calendar year, at least 25 separate items of reportable real estate to at least 25 separate transferees and each such item, at the date of closing of such items, was or will be held primarily for sale or resale to customers in the ordinary course of a trade or business.

\_\_\_ B. Transferor is a corporation.

\_\_\_ C. Transferor is a governmental unit.

Under penalties of perjury, I certify that the information provided in Paragraph 4 above is correct and that the number shown in Paragraph 1 of this statement is my correct tax identification number.

Lincoln Ridge South Condominiums, L.L.C., an Illinois limited liability company  
BY: Lincoln Ridge Holdings Company, LLC, an Illinois limited liability company,  
its manager

BY: Robin Construction Corporation, an Illinois corporation, its manager

By: \_\_\_\_\_

(Transferor/Declarant)

(Date)

Its: \_\_\_\_\_