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1999-08-04 11:53:28

Cook County Recorder 31.50



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QUIT CLAIM DEED

THE GRANTOR, Josephine Balesteri, a single person, of the City of Chicago, County of Cook, State of Illinois for the consideration of Ten Dollar (\$10.00) and other good and valuable consideration paid, to the grantee in hand paid, QUIT CLAIM to Josephine Balesteri, as trustee of the Josephine Balesteri Trust, dated June 22, 1999, of 6551 West School, Unit 205B, Chicago, Illinois 60634, all interest in the following described real estate situated in Cook County, State of Illinois to wit:

See Exhibit A.

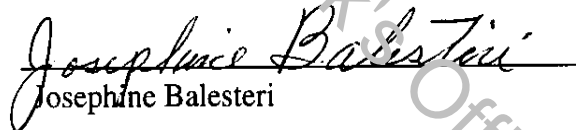
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): See Exhibit A.

Address(es) of Real Estate: 6551 West School, Unit 205B, Chicago, Illinois 60634

Dated this 22 day of June, 1999.


I certify that this transaction is exempt under the Provisions of Paragraph e, Section 4 of the Real Estate Transfer Act.


Josephine Balesteri

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 Josephine Balesteri, 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 she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

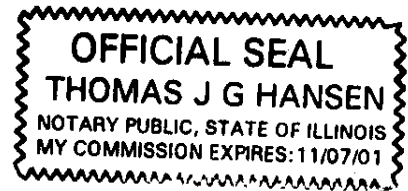
Given under my hand and official seal, this 22 day of June, 1999.



Notary Public

This instrument was prepared by:

THOMAS J. HANSEN
Attorney-at-Law
5450 North Cumberland Avenue, Suite 120
Chicago, Illinois 60656-1484
(773) 380-6300



Mail to and Send Subsequent Tax Bills To:

Josephine Balesteri
6551 West School
Unit 205B
Chicago, Illinois 60634

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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: June 22, 1999

Signature: _____

Josephine Balesteri
Josephine Balesteri, Grantor



Subscribed and sworn to before me by said grantor this 22 day of June 1999.

Thomas J G Hansen

Notary Public

The grantee 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: June 22, 1999

Signature: _____

Josephine Balesteri
Josephine Balesteri, Grantee



Subscribed and sworn to before me by said grantee this 22 day of June, 1999.

Thomas J G Hansen

Notary Public

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 Act.)

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OFFICIAL SEAL
JAMES J. HANSEN
CLERK OF THE COURT
JANUARY 1988

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JANUARY 1988

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UNIT # 205 B AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 205 B
 A LIMITED COMMON ELEMENT, IN THE ARBOR LANE CONDOMINIUM AS DELINEATED ON
 A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1 :

LOTS 136 TO 140, BOTH INCLUSIVE, LOT 158 AND VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 158 IN OLIVER L. WATSON'S SECOND BELMONT AVENUE ADDITION, IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO, THAT PART OF THE RIGHT OF WAY, 66 FEET WIDE, (CONVEYED TO CHICAGO SUBURBAN RAILWAY COMPANY BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON SEPTEMBER 21, 1882 AS DOCUMENT NO.# 421103), WHICH LIES SOUTH OF THE SOUTH LINE PRODUCED WEST OF W. SCHOOL STREET, SAID LINE BEING ALSO THE NORTH LINE PRODUCED WEST OF LOT 158 IN OLIVER L. WATSON'S SECOND BELMONT AVENUE ADDITION, IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WHICH LIES NORTH OF THE NORTH LINE OF W. BELMONT AVENUE, SAID NORTH LINE BEING THE SOUTH LINE, PRODUCED WEST OF LOTS 131 TO 140, BOTH INCLUSIVE IN OLIVER L. WATSON'S SECOND BELMONT AVENUE ADDITION, EXCEPT THE NORTH 301.56 FEET AND EXCEPT THE WEST 95.00 FEET THEREOF, ALL IN COOK COUNTY, ILLINOIS:

and

PARCEL 2 :

THE NORTH 301.56 FEET (EXCEPT THE WEST 95.00 FEET THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND: LOTS 136 TO 140, INCLUSIVE, LOT 158 AND VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 158 IN OLIVER L. WATSON'S SECOND BELMONT AVENUE ADDITION, IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO, THAT PART OF THE RIGHT OF WAY, 66 FEET WIDE, (CONVEYED TO CHICAGO SUBURBAN RAILWAY COMPANY BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON SEPTEMBER 21, 1882 AS DOCUMENT NO.# 421103), WHICH LIES SOUTH OF THE SOUTH LINE PRODUCED WEST OF W. SCHOOL STREET, SAID LINE BEING ALSO THE NORTH LINE PRODUCED WEST OF LOT 158 IN OLIVER L. WATSON'S SECOND BELMONT AVENUE ADDITION, IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WHICH LIES NORTH OF THE NORTH LINE OF W. BELMONT AVENUE, SAID NORTH LINE BEING THE SOUTH LINE, PRODUCED WEST OF LOTS 131 TO 140, BOTH INCLUSIVE IN OLIVER L. WATSON'S SECOND BELMONT AVENUE ADDITION, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

and

PARCEL 3 :

THE NORTH 301.56 FEET OF THE WEST 95.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND: LOTS 136 TO 140, BOTH INCLUSIVE, LOT 158 VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 158 IN OLIVER L. WATSON'S SECOND BELMONT AVENUE ADDITION, IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO, THAT PART OF THE RIGHT OF WAY, 66 FEET WIDE, (CONVEYED TO CHICAGO SUBURBAN RAILWAY COMPANY BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON SEPTEMBER 21,

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1882 AS DOCUMENT NO.# 421103), WHICH LIES SOUTH OF THE SOUTH LINE PRODUCED WEST. OF LOT 158 IN OLIVER L. WATSON'S SECOND BELMONT ADDITION. IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WHICH LIES NORTH OF THE NORTH LINE OF W. BELMONT AVENUE, SAID NORTH LINE BEING THE SOUTH LINE, PRODUCED WEST, OF LOTS 131 TO 140, BOTH INCLUSIVE IN OLIVER L. WATSON'S SECOND BELMONT ADDITION, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

and

PARCEL 4:

THE WEST 95.00 FEET (EXCEPT THE NORTH 301.56 FEET THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND: LOTS 136 AND 140, BOTH INCLUSIVE LOT 158 AND VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 158 IN OLIVER L. WATSON'S SECOND BELMONT AVENUE ADDITION, IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO, THAT PART OF THE RIGHT OF WAY, 66 FEET WIDE, (CONVEYED TO CHICAGO SUBURBAN RAILWAY COMPANY BY DEED RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON SEPTEMBER 21, 1882 AS DOCUMENT NO.# 421103), WHICH LIES SOUTH OF THE SOUTH LINE PRODUCED WEST, OF W. SCHOOL STREET, SAID LINE BEING ALSO THE NORTH LINE PRODUCED WEST, OF LOT 158 IN OLIVER L. WATSON'S SECOND BELMONT AVENUE ADDITION, IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WHICH LIES NORTH OF THE NORTH LINE OF W. BELMONT AVENUE SAID NORTH LINE BEING THE SOUTH LINE, PRODUCED WEST, OF LOTS 131 TO 140, BOTH INCLUSIVE IN OLIVER L. WATSON'S SECOND BELMONT AVENUE, ADDITION, AFORESAID, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, MADE BY PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 13, 1994 AND KNOWN AS TRUST NUMBER 10737, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO.# 94697480, AND AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION, TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE DATE OF RECORDING OF EACH SAID AMENDED DECLARATION AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, 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 AFOREMENTIONED DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN:

THIS DEED IS SUBJECT ONLY TO THE FOLLOWING: GENERAL TAXES NOT YET DUE AND PAYABLE; PUBLIC UTILITY EASEMENTS; EASEMENTS, COVENANTS, AND RESTRICTION AND BUILDING LINES OF RECORD, AND AS SET FORTH IN THE DECLARATION; APPLICABLE ZONING AND BUILDING LASS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AFORESAID DECLARATION AND RESERVATION BY SELLER TO ITSELF AND ITS SUCCESSORS AND ASSIGNS OF THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION, PROVISIONS OF CONDOMINIUM PROPERTY ACT OF ILLINOIS.

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P.I.N.	13-19-431-001	13-19-431-019	13-19-431-028
	13-19-431-017	13-19-431-020	
	13-19-431-018	13-19-431-021	

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