

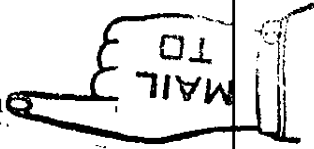
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8/27/003 81 001 Page 1 of 4
1999-02-16 08:58:42
Cook County Recorder 27.50

THIS INSTRUMENT WAS
PREPARED BY AND MAIL
AFTER RECORDING TO:

Julie M. Montz
345 West Fullerton
Unit 1904
Chicago, Illinois 60614



QUIT CLAIM DEED

Above Space For Recorder's Use Only

** MARRIED TO JULIE M. MONTZ*
THE GRANTOR, Roberto Mandanas, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Roberto Mandanas and Julie M. Montz, **GRANTEES**, having an address of 345 West Fullerton, Unit 1904, Chicago, Illinois 60614, not in Tenancy in Common, but in JOINT TENANCY, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described on Exhibit A attached hereto and made a part hereof.

Exempt under provisions of Section 31-45, Paragraph (),
Real Estate Transfer Tax Act (35 ILCS 200/31, et. seq.)

By: Roberto Mandanas
Buyer, Seller or Representative

Date: 2/1/99

Permanent Real Estate Index Number:

14-33-200-016-1128

Address of Real Estate: 345 West Fullerton, Unit 1904, Chicago, Illinois

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Quit Claim Deed as of this 1st day of February, 1999.

Roberto Mandanas
Printed Name

FATIC# CW1804862
1 of 2

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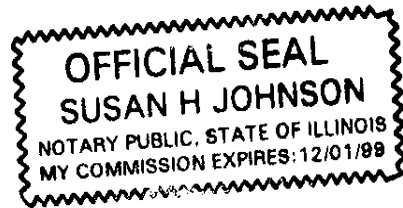
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Roberto Mandanas, 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, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of February, 1999.

Commission expires 12/01 . 99

Susan H. Johnson
Notary Public



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EXHIBIT A

Legal Description

PARCEL 1:

UNIT NO. 1904 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 345 FULLERTON PARKWAY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED JANUARY 31, 1982 AS DOCUMENT NUMBER 92066230, OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 2:

LOTS 1, 2 AND 3 IN BLOCK 2 IN PETERBORO TERRACE ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF BLOCK 2 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EAST 60 FEET OF THE WEST 248 FEET OF THE NORTH 160 FEET OF LOT 3 IN ADAMS AND PORTERS SUBDIVISION OF THAT PART OF BLOCKS 2 AND 3 LYING NORTH OF THE EAST AND WEST CENTER LINE OF BLOCKS 2 AND 3 OF CANAL TRUSTEES SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-33-200-016-1128

Common Address: 345 West Fullerton Parkway, Unit 1904, Chicago, Illinois

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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 February 1, 1999

Signature: Roberto Mandan
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 1st day of February, 1999.

Notary Public Susan H. Johnson



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 February 1, 1999

Signature: Roberto Mandan
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 1st day of February, 1999.

Notary Public Susan H. Johnson



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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