

UNOFFICIAL COPY

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1999-03-18 13:37:58
Cook County Recorder 25.50



99263238



Please return to:

Charles F. Modica
Unit 954-D101
954 W. Grace
Chicago, IL 60613

This instrument prepared by:

Malcolm S. Kamin
Abramson & Fox
One E. Wecker Drive, Suite 3800
Chicago, IL 60601

QUITCLAIM DEED

This QUITCLAIM DEED is made this 25th day of January, 1999, between Matthew M. Green as Grantor, whose address is Unit 944-A101, 944 W. Grace, Chicago, Illinois 60613 and Charles F. Modica as Grantee, whose address is Unit 954-D101, 954 W. Grace, Chicago, Illinois 60613.

WITNESSETH:

THAT THE SAID GRANTOR, for and in consideration of a sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, do remise, release, and quitclaim to Grantee and Grantee's heirs and assigns forever all of Grantors' interest in the following described parking unit located in Cook County, Illinois:

Parking Unit No. 60 (See attached Exhibit A).

THE ABOVE-REFERENCED PROPERTY DOES NOT CONSTITUTE THE GRANTORS' HOMESTEAD. THIS QUITCLAIM DEED HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION.

Matthew M. Green
Matthew M. Green, Grantor

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par E and Cook County Ord. 93-0-27 par. 4

STATE OF ILLINOIS)

) SS:

COUNTY OF COOK)

Date 3/18/99 Sign. Reels. Weir

The foregoing instrument was acknowledged before me this 25 day of January, 1999, by Matthew M. Green, a single man, who is personally known to me.

"OFFICIAL SEAL"
Thomas J. Thorson
Notary Public, State of Illinois
My Commission Exp. 05/08/2000

Thomas J. Thorson
Notary Public
Thomas J. Thorson
Printed Name

My Commission Expires: 5-8-2000

EXHIBIT A

LEGAL DESCRIPTION

Parking Unit 60 as delineated on the Survey of the following described parcels of Real Estate:

PARCEL 1:

Lots 11, 12 and 13 in S.H. Kerfoot's Subdivision of the North West 1/4 of Block 7 in Laflin, Smith and Dyers Subdivision on the North East 1/4 (except 1.28 a acres in the North East corner thereof) of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

The West 1/4 of the South West 1/4 of Block 7 and also the West 100 feet of the East Three Quarters of the said South West 1/4 of said Block 7 (which said West 100 feet are otherwise known as Lot 3 in Stock's Subdivision of the East Three Quarters of the South West 1/4 of said Block 7): All in Laflin, Smith and Dyer's Subdivision of the North East 1/4 (except 1.28 acres in the North West corner thereof) of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian (excepting streets from both parts of the foregoing description) in Cook County, Illinois;

which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded April 28, 1998 with the Recorder of Deeds of Cook County, Illinois as Document # 98338746 together with the applicable undivided percentage interest in the Common Elements as shown on Exhibit B to the aforesaid Declaration of Condominium Ownership.

PERMITTED EXCEPTIONS

Subject only to the following: (a) general real estate taxes for the year 1997 and subsequent years;(b)public utility easements;(c)easements covenant and restrictions and building lines of record;(d) the Illinois Condominium Act and the City of Chicago Municipal Code, as amended from time to time;(e) terms, provisions, covenants, conditions and options contained in and rights and easements established by the aforesaid Declaration of Condominium Ownership;(f) applicable zoning and building laws and ordinances;(g) covenants, conditions, restrictions, easements, encroachments and agreements of record; (h) acts done or suffered by Purchase or anyone claiming by through or under purchaser.

Grantor's beneficiary affirms that notice to the right of first refusal provided by the Illinois Condominium Act and the Municipal Code of Chicago was given to the tenant occupying the aforesaid unit(s) on the date that notice of intent to record the aforesaid Declaration of Condominium Ownership was given, and that said tenant either waived the right of first refusal or failed to exercise such right.

P.I.N. No.: 14-20-212-004
14-20-212-006

Common Address: 944-54 West Grace Street
Chicago, Illinois 60613

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 3-16, 1999

Signature: [Signature]
Grantor or Agent

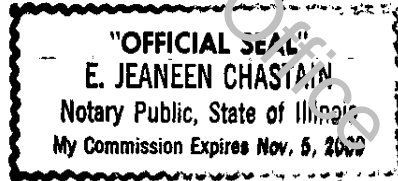
Subscribed and sworn to before me by the said [Signature] this 16th day of March, 1999
Notary Public [Signature]
My Commission Expires 11/05/00

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 March 18, 1999

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 18th day of March, 1999
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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS