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2000-12-05 12:01:28
Cook County Recorder 27.50



Chicago Title Insurance Company

QUIT CLAIM DEED
ILLINOIS STATUTORY



Property of Cook County Clerk's Office

THE GRANTOR(S), Lawrence Friend and Atanacio Hernandez of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to F & H Development, LLC (GRANTEE'S ADDRESS) 1239 North Noble Street, Chicago, Illinois 60622 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways

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): 21-30-119-003-0000

Address(es) of Real Estate: 7419-7425 South Colfax Avenue, Chicago, Illinois 60649

Dated this 28 day of November, 2000

Lawrence Friend

Atanacio Hernandez

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STATE OF ILLINOIS, COUNTY OF Cook ss.

00954004

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lawrence Friend and Atanacio Hernandez personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 official seal, this 28 day of November, 2000



Angela Artner (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: December 5, 2000

[Signature]
Signature of Buyer, Seller or Representative

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622-3322

Mail To:

F & H Development, LLC
1239 North Noble Street
Chicago, Illinois 60622

Name & Address of Taxpayer:

F & H Development, LLC
1239 North Noble Street
Chicago, Illinois 60622

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EXHIBIT 'A'

Legal Description

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THAT PART OF LOTS 76 AND 77, IN DIVISION 4 OF THE SOUTH SHORE SUBDIVISION IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF COLFAX AVENUE, 221.82 FEET SOUTHEASTERLY OF THE SOUTH LINE OF EAST 74TH STREET, MEASURED ALONG THE EASTERLY LINE OF SAID COLFAX AVENUE; THENCE NORTHEASTERLY AT RIGHT ANGLES, TO SAID COLFAX AVENUE, 100 FEET; THENCE SOUTHEASTERLY ON A LINE, PARALLEL TO THE EASTERLY LINE OF SAID COLFAX AVENUE, 116.08 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES, TO THE SAID LAST MENTIONED LINE, 100 FEET TO THE NORTHEASTERLY LINE OF COLFAX AVENUE; AND THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID COLFAX AVENUE, 116.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Commonly Known As : 7419-7425 South Colfax Avenue, Chicago, Illinois 60649

P.I.N. : 21-30-119-003-0000

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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 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 11-28-00

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID L. Friend
THIS 28 DAY OF November,
2000.



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 11-28-00

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID A. Hernandez
THIS 28 DAY OF November,
2000.



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