

GEORGE E. COLE®  
LEGAL FORMS

No. 822  
November 1894

QUIT CLAIM DEED  
Statutory (Illinois)  
(Individual to Individual)

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THE GRANTORS: JESSE VALADEZ a widow and not since remarried, JOSEPHINA RUANO divorced and not since remarried and PETER RUANO a single person.

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 considerations \_\_\_\_\_  
\_\_\_\_\_ in hand paid,  
CONVEY(S) \_\_\_\_\_ and QUIT CLAIM(S) \_\_\_\_\_ to

VICTORIA M. FLANIGAN  
640 West 46th Place  
Chicago, Illinois 60609

(Name and Address of Grantee)

all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 439 West 42nd Street, Chicago, IL 60609, (st. address) legally described as:

Above Space for Recorder's Use Only

LOT SIXTEEN (16) IN DUNCAN'S SUBDIVISION OF BLOCK EIGHT (8) IN TAYLOR AND KREIGH'S SUBDIVISION OF THE EAST HALF (E 1/2) OF THE NORTH WEST QUARTER (NW 1/4) OF SECTION FOUR (4), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

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): 20-04-128-008

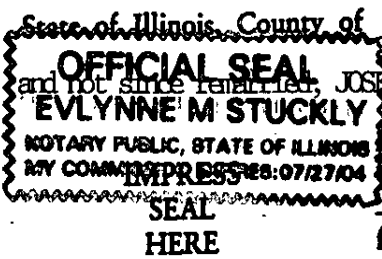
Address(es) of Real Estate: 439 West 42nd Street, Chicago, Illinois 60609

DATED this: \_\_\_\_\_ day of \_\_\_\_\_ 19 96

Please print or type name(s) below signature(s)

Jessie Valadez (SEAL) Josephina Ruano (SEAL)  
JESSE VALADEZ JOSEPHINA RUANO  
Peter Ruano (SEAL) \_\_\_\_\_ (SEAL)  
PETER RUANO (signed by & dated by legal guardian)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JESSE VALADEZ, a widow and not since remarried, JOSEPHINA RUANO divorced and not since remarried and PETER RUANO a single person personally known to me to be the same person s. whose name s. 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.



UNOFFICIAL COPY

Quit Claim Deed  
INDIVIDUAL TO INDIVIDUAL

JESSE VALADEZ, JOSEPHINA RUANO and  
PETER RUANO

TO

VICTORIA M. FLANIGAN

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FOF0901100

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk

Given under my hand and official seal, this July 27 day of July 1904

Commission expires 7/27 1904

NOTARY PUBLIC

This instrument was prepared by MARC S. PORTER, 10 S. LaSalle Street, #3600 Chicago, IL 60603.  
(Name and Address)

Marc S. Porter  
Figliulo & Silverman, P.C.  
(Name)

10 S. LaSalle St., #3600  
(Address)

Chicago, IL 60603  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Victoria M. Flanigan

640 West 46th Place  
(Name)

Chicago, IL 60609  
(Address)

(City, State and Zip)

MAIL TO:

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_



THIS TRANSACTION IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT CHAPTER 120, ILLINOIS REVISED STATUTES, SECTION 1004, SUB-SECTION (e). SOLE

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 November 9, 19<sup>2001</sup> Signature: Victoria M. Flanigan  
Grantor or Agent

Subscribed and Sworn to before me this 9th day of November, 192001  
Monika Piatek  
Notary Public



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 November 9, 19<sup>2001</sup> Signature: Victoria M. Flanigan  
Grantee or Agent  
VICTORIA M. FLANIGAN

Subscribed and Sworn to before me this 9th day of November, 192001  
Monika Piatek  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)