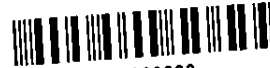


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GEORGE E. COLE®
LEGAL FORMS

No. 822
November 1994

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



0011060909

0011060909

8907/0142 49 001 Page 1 of 3
2001-11-09 15:57:26
Cook County Recorder 25.50

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANORS: DAVID RUANO married to KAREN RUANO, DANIEL RUANO married to ERICA RUANO, GARY RUANO married to DARLENE RUANO, RICKY RUANO a single person

of the City of Chicago, County of Cook,
State of Illinois for the consideration of
TEN and No/100 (\$20.00) 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,, (st. address) legally described as: Chicago, IL 60609

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 Law 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)

<u>David Ruano</u> (SEAL)	<u>Daniel Ruano</u> (SEAL)
DAVID RUANO	DANIEL RUANO
<u>Gary Ruano</u> (SEAL)	<u>Ricky Ruano</u> (SEAL)
GARY RUANO	RICKY RUANO

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 DAVID RUANO married to KAREN RUANO, DANIEL RUANO married to ERICA RUANO, GARY RUANO married to DARLENE RUANO, RICKY RUANO a single person

IMPRESS
SEAL
HERE

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

DAVID RUANO, DANIEL RUANO

GARY RUANO and RICKY RUANO

TO

VICTORIA M. FLANIGAN

GEORGE E. COLE®
LEGAL FORMS
6060901100

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

Date _____ Sign. _____

Given under my hand and official seal, this _____ day of _____ 19 _____

Commission expires 2-4 19 04 _____
NOTARY PUBLIC

"OFFICIAL SEAL"
FLAINE R. LUEDKE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/3/2008

MARC S. PORTER, 10 S. LaSalle St., #3600 Chicago, IL 60603

(Name and Address)

Porter
Figliulo & Silverman P.C.

SEND SUBSEQUENT TAX BILLS TO:

Victoria M. Flanigan

(Name)

640 West 46th Place

(Address)

Chicago, IL 60609

(City, State and Zip)

MAIL TO:

(Name)
10 South LaSalle St., #3600
(Address)
Chicago, IL 60603
(City, State and Zip)

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). Robert C

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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 July 27, 192001 Signature: Victoria M. Flanigan
Grantor or Agent

Subscribed and Sworn to before me this
27th day of July, 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 July 27, 192001 Signature: Victoria M. Flanigan
Grantee of Agent
VICTORIA M. FLANIGAN

Subscribed and Sworn to before me this
27th day of July, 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.)