

cook 02-46314

QUIT CLAIM DEED

Joint Tenancy Illinois Statutory

0030159818

49/0112 10 001 Page 1 of 4
2003-02-03 10:53:33
Cook County Recorder 30.50

MAIL TO: Townstone Fin

325 N. Huron # 712

Chgo IL 60610



0030159818

NAME & ADDRESS OF TAXPAYER:

Rosenthal

2707 N. Lincoln Ave #J

Chicago IL 60614

RECORDER'S STAMP

THE GRANTOR(S) Julie A. Rosenthal, A married person

of the city of Chicago County of Cook State of Illinois

for and in consideration of (10.00) Ten dollars DOLLARS

and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to Michael E. Heltzer & Julie A Rosenthal

2707 N Lincoln Ave #J Chicago IL 60614

Grantee's Address

City

State

Zip

not in Tenancy in Common, but in JOINT TENANCY, all undivided fifty percent (50%) interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

2-46134-1/4

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Index Number(s) 14.29.400.050.0000 Vol 490

Property Address: 2707 N. Lincoln Ave #J Chgo IL 60614

DATED this 23rd day of December 2002

Julie Rosenthal (SEAL)

(SEAL)

(SEAL)

(SEAL)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

T30.12/94

UNOFFICIAL COPY

STATE OF ILLINOIS
County of Cook ss

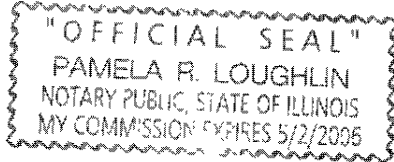
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Julie Rosenthal personally known to me to be the same person(s) whose name(s) is /are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that She signed, sealed and delivered the said instrument as her 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 notarial seal, this 23rd day of Dec, 2002

[Handwritten Signature]

Notary Public

My commission expires on Dec 23, 2002



IMPRESS SEAL HERE

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4, REAL ESTATE
TRANSFER ACT
DATE:

NAME AND ADDRESS OF PREPARER:
Rosenthal
2707 N. Lincoln Ave #1 J
Chicago IL 60614

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

QUIT CLAIM DEED

Joint Tenancy Illinois Statutory

FROM

TO

30159818

TO REORDER PLEASE CALL
MID AMERICA TITLE COMPANY

(708)249-4041

UNOFFICIAL COPY

SCHEDULE A - Page 2

LEGAL DESCRIPTION

Commitment No. 02-46314

PARCEL 1: (PARCEL 10) THE SOUTHEASTERLY 18.04 FEET OF THE NORTHWESTERLY 126.16 FEET (EXCEPT THE SOUTHWESTERLY 76.33) OF THE FOLLOWING DESCRIBED TRACT:

THE TRACT BEING DESCRIBED AS: LOTS 25 THROUGH 28 IN BROOMELL'S SUBDIVISION (EXCEPT THE EAST 6-2/3 ACRES) OF OUTLOT 10 AND (EXCEPT THE EAST 3-1/3 ACRES) OF OUTLOT 13 IN CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFITS OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SEMINARY COURT TOWNHOMES RECORDED AUGUST 29, 1995 AS DOCUMENT NUMBER 95573176 FOR INGRESS AND EGRESS OVER: LOTS 25 THROUGH 28 IN BROOMELL'S SUBDIVISION (EXCEPT THE EAST 6-2/3 ACRES; OF OUTLOT 10 AND (EXCEPT THE EAST 3-1/3 ACRES) OF OUTLOT 13 IN CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PROPERTY TAKEN AS A TRACT THE SOUTHEASTERLY 43.76 FEET AND EXCEPT THE SOUTHWESTERLY 63.50 FEET OF THE NORTHWESTERLY 47.40 FEET OF THE SOUTHEASTERLY 103.67 FEET AND EXCEPT THE NORTHWESTERLY 47.25 FEET OF THE SOUTHEASTERLY 163.76 FEET OF THE SOUTHWESTERLY 83.59 FEET AND EXCEPT THE NORTHWESTERLY 20.50 FEET AND EXCEPT THAT PART OF THE SOUTHEASTERLY 113.0 FEET OF THE NORTHWESTERLY 146.75 THAT LIES NORTHEASTERLY OF THE SOUTHWESTERLY 76.33 FEET AND EXCEPT THAT LIES NORTHWEASTERLY OF THE SOUTHWESTERLY 106.50 FEET AND EXCEPT THAT PART OF THE SOTHEASTERLY 9.50 FEET OF THE NORTHWESERLY 156.25 FEET THAT LIES NORTHEASTERLY OF THE SOUTHWESTERLY 98.45 FEET) IN COOK COUNTY, ILLINOIS.

30159818

Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

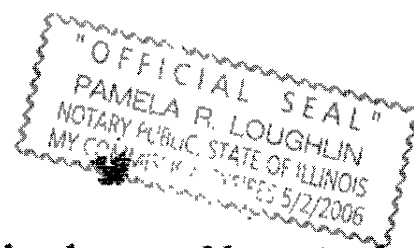
STATEMENT BY GRANTOR AND GRANTEE

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, 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 Dec 23, 2002, 19 Signature [Signature] Grantor or Agent

Subscribed and sworn to before me by the said grantee this 23 day of Dec 19 2002

Notary Public [Signature]

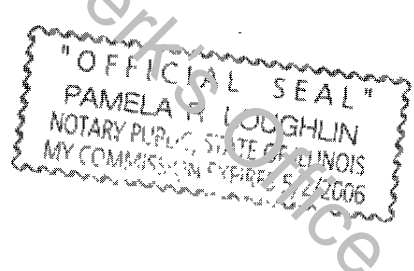


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Dec 23, 2002, 19 Signature [Signature] Grantor or Agent

Subscribed and sworn to before me by the said grantee this 23 day of Dec 19 2002

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)

UNOFFICIAL COPY

Property of Cook County Clerk's Office