

UNOFFICIAL COPY

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2003-02-27 14:16:24

Cook County Recorder 30.50

Prepared By: Jon R. Turner
Jon R. Turner & Associates, LLC
2700 E. Sunset Road,
Las Vegas, NV 89120
Phone: 702-938-8900

After Recording Mail To:
Service Link
4000 Industrial Boulevard
Aliquippa, PA 15001

Mail Tax Statement To:
Joel & Julie Nickson
1318 North Maplewood
Chicago, IL 60622



SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED
TITLE OF DOCUMENT

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The Grantor(s) **Joel Nickson and Julie Nickson, formerly known as Julie Sitkin, husband and wife as tenants by the entirety**, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and quit claim(s) to **Joel Nickson and Julie Nickson, husband and wife, not as tenants in common and not as jointte nants, but as tenants by the entirety**, whose address is 1318 North Maplewood, Chicago, Illinois 60622, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS BEING KNOWN AND DESIGNATED AS LOTS 16 AND 17 IN BLOCK 4 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-01-218-037/16-01-218-036
Site Address: 1318 North Maplewood, Chicago, Illinois 60622

Prior Recorded Doc. Ref.: Deed: Recorded: _____; BK _____, FG _____,
Doc. No. _____

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plural.

O'Connor Title
Services, Inc.

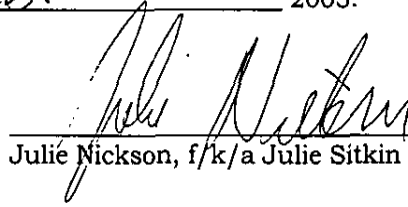
3056-066

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Dated this 11 day of Feb. 2003.



Joel Nickson



Julie Nickson, f/k/a Julie Sitkin

STATE OF ILLINOIS
COUNTY OF COOK)ss

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, certify that **Joel Nickson and Julie Nickson, f/k/a Julie Sitkin** personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

NOTARY RUBBER STAMP/SEAL

Given under my hand and official seal of office this 11th day of February, A.D., 2003.




NOTARY PUBLIC

BETTYE ASHFORD

PRINTED NAME OF NOTARY

MY Commission Expires: 6-10-06

AFFIX TRANSFER TAX STAMP OR	
"Exempt under provisions of Paragraph <u>e</u> " Section 31-45; Real Estate Transfer Tax Act	
<u>2-11-03</u>	
Date	Buyer, Seller or Representative

"OFFICIAL SEAL"
 Bettye Ashford
 Notary Public, State of Illinois
 My Commission Exp. 06/10/2006

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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 Feb 11, 2003.

Signature: _____

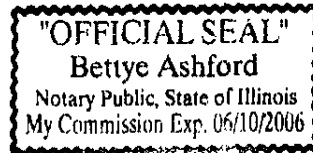
Joel Nickson

Signature: _____

Julie Nickson, f/k/a Julie Sitkin

Subscribed and sworn to before me by the said, Joel Nickson and Julie Nickson, f/k/a Julie Sitkin, this 11th day of February, 2003.

Notary Public: _____



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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, 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 2/11, 2003.

Signature: _____

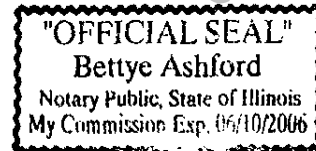
Joel Nickson

Signature: _____

Julie Nickson

Subscribed and sworn to before me by the said, Joel Nickson and Julie Nickson, this 11th day of February 2003.

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

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AFFIDAVIT - PLAT ACT

RECORDER OF Cook COUNTY

STATE OF ILLINOIS)
COUNTY COOK } SS

Joel Nickson, being duly sworn on oath, states that he resides at 1318 North Maplewood, Chicago, Illinois 60622 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

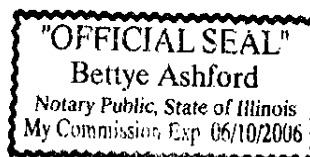
Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



Joel Nickson

SUBSCRIBED AND SWORN to before me this 11th day of February, 2003.

Bettye Ashford
Notary Public
My commission expires: 6-10-06



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