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QUIT CLAIM DEED

Statutory (Illinois)
Individual to Individual

Doc#: 0330845212
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 11/04/2003 11:53 AM Pg: 1 of 4

0371793
THE GRANTOR: Agustin Torres, *182*
of the City of Chicago, County of Cook State of
Illinois for and in Consideration of ten (\$10.00) and
no/100 DOLLARS, other valuable Consideration in
hand paid CONVEY and QUIT CLAIM to:

Miguel Meza and Alma Meza ^{Husband & wife} of 6324 W. 92nd St.,
Oak Lawn, Illinois 60453, the following described
real estate to wit:

LOT 2 IN BLOCK 2 IN JOHN BAIN'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2
OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 19-24-106-006-0000.
Known as: 2837 West 63rd Street, Chicago, Illinois 60629

*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.

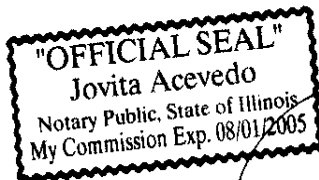
DATED this 8 day of January, 2002

Agustin Torres (SEAL)
AGUSTIN TORRES

_____ (SEAL)

STATE OF ILLINOIS)
COUNTY OF COOK)

The foregoing instrument was acknowledged
before me this 8th of January 2002 by



Agustin Torres
[Signature] Notary Public
My Commission expires 8-1-2005

Prepared by: Norbert M. Ulaszek, Attorney at Law, 4535 South Kedzie, Chicago, Illinois 60632.
Tax Bill to: Miguel and Alma Meza, 6324 W. 92nd St., Oak Lawn, Illinois 60453
Return To: Miguel and Alma Meza, 6324 W. 92nd St., Oak Lawn, Illinois 60453

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. E & Cook County Ord. 95104 Par. E
Date 1-8-02 Sign. Norbert M. Ulaszek

4 pgs Box 156

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AGREEMENT TO TERMINATE ARTICLES OF AGREEMENT

THIS AGREEMENT, MADE THIS DAY OF JANUARY, 2002, BY AND BETWEEN MIGUEL MEZA AND ALMA MEZA, HIS WIFE, HEREINAFTER REFERRED TO AS "SELLERS", AND AGUSTIN TORRES, HEREINAFTER REFERRED TO AS "BUYER".

RECITALS

WHEREAS, THE SELLERS ARE THE OWNERS OF THE PROPERTY LOCATED AT 2837 WEST 63RD STREET, CHICAGO, ILLINOIS, AND LEGALLY DESCRIBED AS FOLLOWS:

LOT 2 IN BLOCK 2 IN JOHN BAIN'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 19-24-106-006-0000

COMMONLY KNOWN AS 2837 WEST 63RD STREET, CHICAGO, IL

WHEREAS, THE SELLERS AND THE BUYER ENTERED INTO ARTICLES OF AGREEMENT FOR WARRANTY DEED DATED JANUARY 18, 1999; AND

WHEREAS, THE BUYER IS UNABLE TO PERFORM UNDER THE SAID ARTICLES OF AGREEMENT TO WIT; BUYER IS UNABLE TO PAY THE BALANCE OF THE PRINCIPAL DUE TO THE SELLER IN THE AMOUNT OF \$30,303.30, ON OR BEFORE JANUARY 18, 2002; AND TERMINATE

WHEREAS, THE PARTIES DESIRE TO TERMINATE THEIR RESPECTIVE RIGHTS AND RESPONSIBILITIES UNDER THE ARTICLES OF AGREEMENT DATED JANUARY 18, 1999.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL RELEASES, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

1] THE PARTIES HEREBY INCORPORATE THE ABOVECAPTIONED RECITALS INTO THIS AGREEMENT.

2] THE SELLERS AND BUYER HEREBY AGREE TO TERMINATE THE ARTICLES OF AGREEMENT DATED JANUARY 18, 1999.

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3] THE BUYER AGREES TO FORFEIT ALL MONIES PAID TO THE SELLERS UNDER THE ARTICLES OF AGREEMENT.

4] THE BUYER WILL EXECUTE A QUIT CLAIM DEED TO BE RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, THEREBY WAIVING AND QUIT CLAIMING WHATEVER RIGHTS HE MAY HAVE HAD OR MAY HAVE UNDER THE ARTICLES OF AGREEMENT DATED JANUARY 18, 1999.

5] THE SELLERS AGREE TO RELEASE THE BUYER FROM THE TERMS OF THE ARTICLES OF AGREEMENT FOR WARRANTY DEED AND HOLD HIM HARMLESS FROM ANY FURTHER PERFORMANCE UNDER THE CONTRACT.

IN WITNESS WHEREOF, THE PARTIES HAVE AFFIXED THEIR SIGNATURES ON THE DATE AFORESAID.


AGUSTIN TORRES

X 
MIGUEL MEZA

X 
ALMA MEZA

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

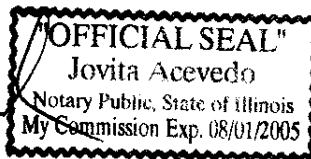
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 1-8-2002

Signature: Agustin Torres Grantor or Agent

Subscribed and sworn to before me by the said AGUSTIN TORRES this 8th day of JANUARY, 2002

Notary Public Jovita Acevedo



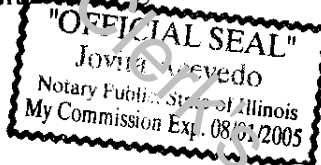
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 1-8-02

Signature: Miguel Mesa Grantee or Agent

Subscribed and sworn to before me by the said Miguel Mesa this 8th day of January, 2002

Notary Public Jovita Acevedo



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.

(Attached 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.)