

UNOFFICIAL COPY

First Title and Escrow, Inc.

File No. T-15274-03DA

Tax ID # 13-22-313-011-0000



Doc#: 0403745108

Eugene "Gene" Moore Fee: \$54.50

Cook County Recorder of Deeds

Date: 02/06/2004 12:21 PM Pg: 1 of 4

RETURN TO:
First Title and Escrow
30 West Gude Dr. Ste. 450
Rockville, MD 20850



This Quitclaim Deed, made this 17th day of December, 2003, by and between MICHAEL SULLIVAN and CHRISTINA SULLIVAN, husband and wife, and MARY C. STONEKING, all surviving joint tenants of Jerry Francis Stoneking, who died on or about September 1, 1995, all of the City of Chicago, Cook County, Illinois, parties of the first part, Grantors; and MARY C. STONEKING, unmarried, whose address is 3325 North Keating Avenue, Chicago, IL 60641, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of NO DOLLARS and 00/100 (\$00), the receipt whereof is hereby acknowledged, the said Grantors do quitclaim, release, remise, grant and convey to the said MARY C. STONEKING, as sole owner, in fee simple, all that lot of ground situate in Cook County, Illinois and described as follows, that is to say:

SEE SCHEDULE "A" ATTACHED

Property Address: 3325 North Keating Avenue, Chicago, IL 60641
Permanent Index No.: 13-22-313-011

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said MARY C. STONEKING, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Property of Cook County Clerk's Office

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As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

Bobbie Brown-Woznicki

Michael Sullivan (Seal)
Michael Sullivan

Christina Sullivan (Seal)
Christina Sullivan

Mary Stoneking (Seal)
Mary Stoneking

This transfer is exempt under 35ILCS 200/31 - 45 (e) and Cook County Ordinance 95104, Paragraph E.

Mary Stoneking (Seal)
Mary Stoneking

STATE OF ILLINOIS, COUNTY OF COOK, to wit:

I hereby certify that on this 17th day of December, 2003, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Michael Sullivan, Christina Sullivan and Mary Stoneking, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Bobbie Brown-Woznicki
Notary Public
My commission expires: December 20, 2006

Grantee's Address:
3325 North Keating Ave
Chicago, IL 60641

AFTER RECORDING, PLEASE RETURN TO:
First Title and Escrow, Inc.
30 West Gude Drive
suite 450
Rockville, MD 20850

PROCESSED BY COOK COUNTY CLERK'S OFFICE

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Exhibit A

Order Number: 15274

Commitment Number: D-15274

LEGAL DESCRIPTION

The South 1/2 of Lot 23 in Koester and Zander's Resubdivision of Blocks 1, 3, 4, 5, 6, and 7 and the east 1/2 of Block 2 of Wirt and Gilbert's Subdivision of the West 1/2 of the South West 1/4 of Section 22. Township 40 North, Range 13, East of the Third Principal Meridian (except the East 40 Acres thereof), in Cook County, Illinois. Being the same property as transferred by Warranty Deed on 01/09/1983 and recorded 01/19/1983 from Jerry Francis Stoneking and Mary Stoneking to Jerry Francis Stoneking and Mary Stoneking and Michael Sullivan and Christina Sullivan, Husband and Wife, recorded in Document Number 26471785

Real Estate Taxes for 2002 are Paid. They are payable Semi Annually. The amount paid was \$3530.70. Taxes paid to Cook County Collector at 118 N Clark Rm 112. Chicago, IL 60602-1395. . The due dates are 03/04/03 and 10/01/03. The parcel ID number is 13-22-313-011-0000.

Property of Cook County Clerk's Office

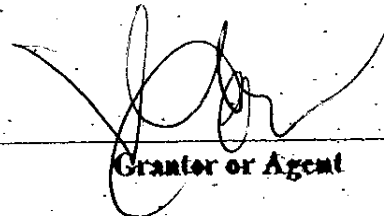
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STATEMENT BY GRANTOR AND GRANTEE

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 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 February 04, 20 04

Signature: _____



Grantor or Agent

Subscribed and sworn to before me by the said Valencia Jones this 04 day of February, 2004
Notary Public Tyama Arawole

TYAMA ARAWOLE
Notary Public, Prince George's Co., MD
My Commission Expires October 11, 2005

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 February 04, 20 04

Signature: _____



Grantee or Agent

Subscribed and sworn to before me by the said Valencia Jones this 04 day of February, 2004
Notary Public Tyama Arawole

TYAMA ARAWOLE
Notary Public, Prince George's Co., MD
My Commission Expires October 11, 2005

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.)