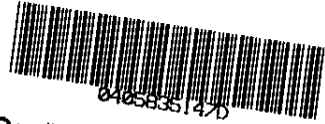


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QUITCLAIM
DEED
(ILLINOIS)



Doc#: 0405835147
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/27/2004 10:49 AM Pg: 1 of 4

Synergy 040027

Above Space for Recorder's use only

THE GRANTOR, BENJAMIN VAN VLIET and JULIA SPAULDING(now known as JULIA VAN VLIET), ("Grantor"), of the City of Chicago, State of Illinois for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, Convey and QUITCLAIM unto BENJAMIN VAN VLIET and JULIA VAN VLIET, husband and wife ("Grantee"), not as joint tenants or as tenants in common but as tenants by the entireties, residing at 1258 W. Cornelia St., Chicago, IL 60657, the following described real estate in the County of Cook and State of Illinois, to wit:

UNITS 1258-2 & P-1 IN THE CORNELIA-LAKWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOTS 23 AND 24 IN BLOCK 4 OF OLIVER'S SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHWEST OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 032231076 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

(AFFECTS THE UNDERLYING LAND)

Permanent Real Estate Index Number(s): 14-20-307-019-0000.

Address(es) of real estate: 1258 W. Cornelia St., Chicago, IL 60657.

DATED as of the 17th day of February, 2004.

BENJAMIN VAN VLIET

JULIA SPAULDING

Synergy (3)


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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 BENJAMIN VAN VLIET and JULIA SPAULDING, 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 they/he/she signed, sealed and delivered said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal as of the 17th day of February, 2004.

My commission expires 11/27/06


Notary Public

Send Recorded Deed and Tax Bills to:

Ben + Julia Van Vliet
1258 W. Canalia Apt. 2
Chicago, IL 60657



Name and Address of Preparer:
Synergy Law Group, L.L.C
730 W. Randolph St., 6th Floor
Chicago, IL 60661
312.454.0015

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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: 2/17/04
Grantor or Agent

Signature: [Handwritten Signature]

SUBSCRIBED AND SWORN TO

before me by the said Grantor on this 17th day of February, 2004

Notary Public: [Handwritten Signature] [SEAL]
Commission Expires: _____



The Grantee or his Agent affirms and verifies 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 2/17/04
Grantee or Agent

Signature: [Handwritten Signature]

SUBSCRIBED AND SWORN TO

before me by the said Grantor on this 17th day of February, 2004

Notary Public: [Handwritten Signature] [SEAL]
Commission Expires: _____



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.

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338055.75

Property of Cook County Clerk's Office