

QUIT CLAIM DEED

**UNOFFICIAL COPY**

CTF@WV 8376171 10f8

THIS INDENTURE WITNESSETH, That the Grantor, **Margaret Dugan (also known as Margaret Bernadette Dugan)**, a widow, of 10416 S. Mansfield, Oak Lawn, IL 60453, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, QUIT CLAIMS to **Margaret Dugan (also known as Margaret Bernadette Dugan), (a widow)**, of 10416 S. Mansfield, Oak Lawn, IL 6i0453, **James M. Dugan (married to Marsha Anne Dugan)**, 21124 W. Braxton Lane, Plainfield, IL 60544, **Thomas B. Dugan (married to Susan P. Dugan)**, 6221 S. Knox Avenue Townhouse A, Chicago, IL 60629, and **Madonna N. Groth (married to Carl C. Groth)**, 10045 Tanglewood Court, Palos Park, IL 60464, not as Joint Tenants but as **Tenants in Common**, the following described real estate to wit:



Doc#: **0406235022**  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/02/2004 07:40 AM Pg: 1 of 3

(see legal description attached hereto as Exhibit "A")

P.I.N. # **24-17-216-015-1001**

Commonly Known As: **10416 South Mansfield, Oak Lawn, IL 60453**

situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 29<sup>th</sup> day of September, 2003

*Margaret Dugan*

**Margaret Dugan (also known as Margaret Bernadette Dugan)**

2 kg  
1 kg

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

*D. Zambo*

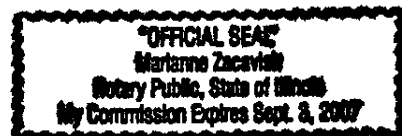
I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Margaret Dugan (also known as Margaret Bernadette Dugan)**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared 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 29<sup>th</sup> day of September, 2003

*Marianne Zaccavish*  
Notary Public

Mail Future Taxes:  
% James M. Dugan  
21124 Braxton Lane  
Plainfield, IL 60544

This Document Prepared By and Return To:  
Jane E. Harris  
Attorney at Law  
P.O. Box 888  
Joliet, IL 60434-0888  
(815) 436-0888



**BOX 333-CTI**

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## EXHIBIT "A"

UNIT 101 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 42 IN FRANK DE LUGACH AUSTIN GARDENS SUBDIVISION OF THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, A SURVEY OF SAID PARCEL IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR HERITAGE CONDOMINIUMS MADE BY HERITAGE STANDARD BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED MARCH 2, 1976 AND KNOWN AS TRUST NUMBER 4391, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23691932; TOGETHER WITH AN UNDIVIDED 9.6 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

ALSO

EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NUMBER 3, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

**UNOFFICIAL COPY**  
STATEMENT BY GRANTOR AND GRANTEE  
(55 ILCA 5/3 5020 B)

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: September 29, 2003

Signature: Margaret Sugar  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 29th day of September, 2003.

Marianne Zacavish  
Notary Public



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: SEP 29<sup>TH</sup> 2003

Signature: Denise Fankoo  
Grantee or Agent

Subscribed and sworn to before me by the said DENISE FANKOO this 29th day of SEPTEMBER, 2003

Dorothy Lassak  
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.)



**EUGENE "GENE" MOORE**  
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS