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QUIT CLAIM DEED

THE GRANTOR: PETRONELLA B. BRIGGS, a widow, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN (\$10.00) DOLLARS AND 00/100ths and other good and valuable consideration in hand paid CONVEYS AND QUIT CLAIMS to PETRONELLA B. BRIGGS and CAROL A. BRIGGS, her daughter, of the City of Chicago, County of Cook, State of Illinois, not in Tenancy in Common, but in JOINT TENANCY WITH RIGHT OF SURVIVORSHIP, all interest in the following described real estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

The South half of Lot 5 and the North quarter of Lot 6 in Block 3 in Eratus A. Bernard's Subdivision of that part of the West half of the North East quarter East of Washington Heights Branch Railroad (except therefrom the East 16 rods of the South 20 rods thereof) of Section 18, Township 37 North, Range 14, East of the Third Principal Meridian situated in the City of Chicago, County of Cook, in the State of Illinois;

Permanent Index No. 25-18-207-034-0000 ; 25-18-207-034-0000

Commonly Known As: 10520 S. Wood Street, Chicago, Illinois 60643.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in Joint Tenancy With Right of Survivorship, forever.

DATED this 22 day of December 1994.

Petronella B. Briggs (SEAL)
PETRONELLA B. BRIGGS

EXEMPT UNDER PROV. H. B. 1144
OF SECTION 4 PARAGRAPH (e)
SIGNATURE OF BUYER, SELLER
OR OTHER REPRESENTATIVE

2550

092480-40-# CT# 0206#
08:10:01 18/06/94 19:15:00 999999#
DEPT-10-11-1993

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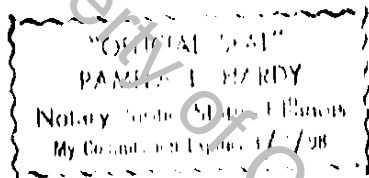
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that PETRONELLA B. BRIGGS, a widow, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 official seal, this 22nd day of December, 1994.



Pamela L. Hardy
Notary Public

Commission expires: 11/1/98

THIS INSTRUMENT WAS PREPARED BY:

GROBLE & GROBLE, LTD.
33 W. Jackson Blvd., Suite 400
Chicago, Illinois 60604
(312) 939-5858

MAIL TO:

GROBLE & GROBLE, LTD.
Attorneys at Law
33 W. Jackson Blvd., Suite 400
Chicago, Illinois 60604

SEND SUBSEQUENT TAX BILLS TO:

Mrs. Petronella B. Briggs
10520 S. Wood Street
Chicago, Illinois 60643

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STATEMENT BY GRANTOR AND GRANTEE

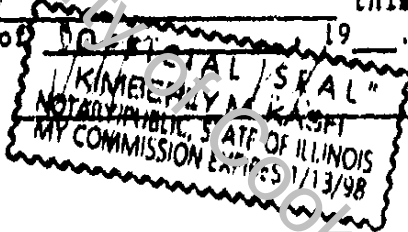
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 19, 1994 Signature: _____

Margaret A. Uch
Grantor or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____, 19____.

Notary Public



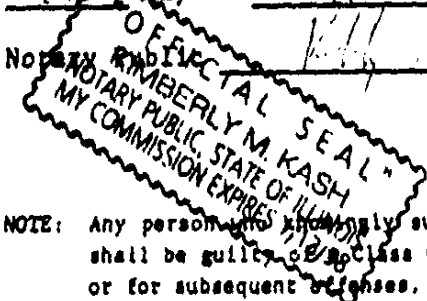
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 19, 1994 Signature: _____

Margaret A. Uch
Grantor or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____, 19____.

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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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