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03/10/04 11:30 FAX 3124540261

SYNERGY

Doc#: 0410426193
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/13/2004 02:40 PM Pg: 1 of 3

**QUITCLAIM
DEED
(ILLINOIS)**

*Property 400124
Synergy*

Above Space for Recorder's use only

THE GRANTOR, 954-56 EAST 76TH STREET, LLC, an Illinois limited liability company, ("Grantor"), for and in consideration of of TEN DOLLARS (\$10.00) and other good and valuable consideration, and pursuant to authority given by the Members said limited liability company does hereby Convey and QUITCLAIM unto JIM FINNEGAN ("Grantee"), a single individual, residing at 1401 W. ALMORAL AVE, CHICAGO IL the following described real estate in the County of Cook and State of Illinois, to wit:

LOTS 23 AND 24 IN BLOCK 48 IN CORNELL, A SUBDIVISION IN SECTION 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 020-26-303, 3 0000.

Address(es) of real estate: 954-56 E. 76TH ST., CHICAGO, IL 60519.

DATED as of the 11 day of March 2004.

954-56 EAST 76TH STREET, LLC, an Illinois limited liability company

By: [Signature]
Gary D. Coles, Managing Member

By: [Signature]
Stephen Kennicott, Managing Member

By: [Signature]
Jim Finnegan, Managing Member

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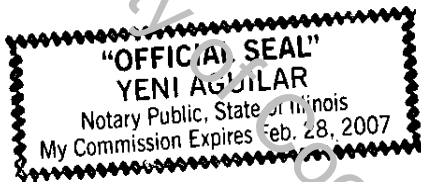
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State of Illinois
County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary D. Coles, Stephen Kennicott, and Jim Finnegan, 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 11 day of March, 2004.

My commission expires 02/28/2007



[Signature]
Notary Public

Send Recorded Deed and Tax Bills To:

JIM FINNEGAN
1401 W BALMORAL AVE
CHICAGO, IL 60640

Exempt under provisions of Paragraph e
Section 4, Real Estate Transfer Tax Act.

3/11/04 [Signature]
Date Buyer, Seller or Representative

Name and Address of Preparer:
Synergy Law Group, LLC
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.

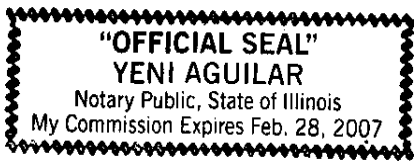
Dated: 3/11/04
Grantor or Agent

Signature: [Signature]
Stephen Kennert

SUBSCRIBED AND SWORN TO

before me by the said Grantor on this 11 day of March, 2004

Notary Public: [Signature] [SEAL]
Commission Expires: 02/28/2007



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.

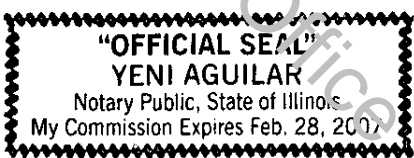
Dated: 3/11/04
Grantee or Agent

Signature: [Signature]
John C. Finnegan

SUBSCRIBED AND SWORN TO

before me by the said Grantor on this 11 day of March, 2004

Notary Public: [Signature] [SEAL]
Commission Expires: 02/28/2007



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.