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Doc#: 0410627079
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 04/15/2004 03:58 PM Pg: 1 of 3

QUITCLAIM DEED

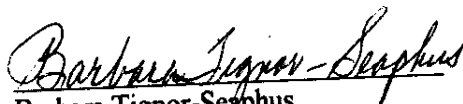
THE GRANTORS, BARBARA TIGNOR-SEAPHUS, of 2150 West 73rd Street, Chicago, Illinois; DELORES MARIE DENSON, of Alsip, Illinois; and PATRICIA ANN NELSON, of Chicago, Illinois; being all the heirs of Mary L. Tignor (deceased) of Chicago, Illinois, for and in consideration of TEN and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, do hereby release, convey and quitclaim to DARRYL BERNARD TIGNOR, of 7717 South Hoyne Avenue, Chicago, Illinois 60620, all Grantors' interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot Thirty-five (35) (Except the North 4.5 Feet Thereof) and the North Nine (9) Feet of Lot Thirty-four (34), in Block Forty-two (42) in Stoltzner's Subdivision of Blocks Forty-one (41) and Forty-two (42) in Dewey and Vance's Subdivision of the South One Half (1/2) of Section Thirty (30), Township Thirty-eight (38) North, Range Fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois.

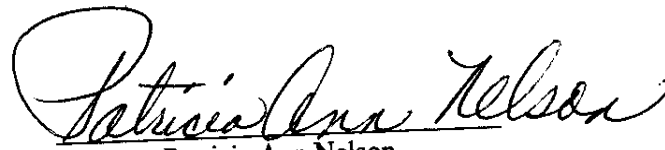
P.I.N.: 20-30-310-044-0000

Property Address: 7717 South Hoyne Avenue, Chicago, IL 60620

In Witness Whereof, said Grantors have signed this deed the 20th day of March, 2004.


Barbara Tignor-Seaphus


Delores Marie Denson


Patricia Ann Nelson

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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 Barbara Tignor-Seaphus, Delores Marie Denson, and Patricia Ann Nelson, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and each acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of March, 2004.

My Commission expires 6/26/07

Twanda Jones
NOTARY PUBLIC

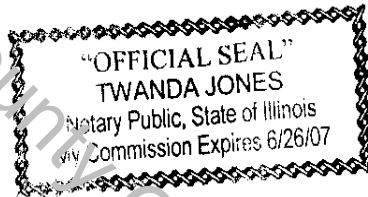
This instrument was prepared by Catherine McEwen Nichols, Attorney at Law, 9155 South Pleasant Avenue, Chicago, IL 60620.

After Recording Mail To:

Catherine McEwen Nichols
9155 South Pleasant Ave.
Chicago, IL 60620

Mail Subsequent Tax Bill To:

Darryl Bernard Tignor
7717 South Hoyne Avenue
Chicago, IL 60620



Property of Cook County Clerk's Office

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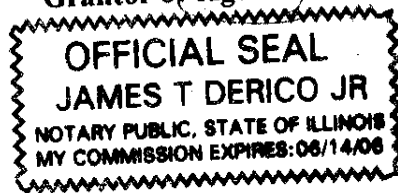
STATEMENT BY GRANTOR AND GRANTEE

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 4/15, 2004

Signature: *Arthur M. Green Nichols*
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor's Agent
this 15th day of April, 2004
Notary Public *[Signature]*



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 4/15, 2004

Signature: *Arthur M. Green Nichols*
Grantee or Agent

Subscribed and sworn to before me
by the said ~~Grantor's~~ Grantee's Agent
this 15th day of April, 2004
Notary Public *[Signature]*



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.)