

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTOR, *Ida M. Hall, an unmarried woman*, 4955 West Hubbard Street, Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEYS and QUIT CLAIMS to *Andrew Hall, as to an undivided one-half interest*, 7121 South East Avenue, Chicago, Illinois, and *Andrew Balkcom, as to an undivided one-half interest*, 7121 South East Avenue, Chicago, Illinois, not as tenants by the entirety and not as joint tenants, but as TENANTS IN COMMON, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc#: 0413231057
 Eugene "Gene" Moore Fee: \$28.50
 Cook County Recorder of Deeds
 Date: 05/11/2004 10:57 AM Pg: 1 of 3

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO 35 ILCS 200/31-45(E) (THE ILLINOIS REAL ESTATE TRANSFER TAX LAW)

DATED: April 22, 2004

X Ida Mae Hall 4-29-04
 SELLER/TRANSFEROR/REPRESENTATIVE
 IOA

THIS IS NOT HOMESTEAD PROPERTY

TO HAVE AND TO HOLD said premises not in joint tenancy and not in tenancy by the entirety, but in tenancy in common forever.

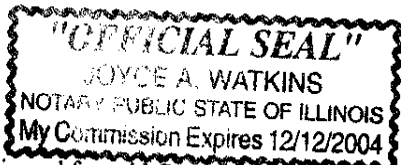
Address of Real Estate: 406 North Cicero Avenue, Chicago, Illinois, 60644

Permanent Real Estate Index Number: 16-09-231-033-0000

DATED this 22 day of April, 2004

X Ida Mae Hall 4-29-04
 IDA M. HALL

State of Illinois)
)
 County of Cook) ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that *Ida M. Hall*, 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.
 Given under my hand and official seal, this 22 day of April, 2004.

Joyce Watkins
 NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Robert G. Guzaldo & Associates, Ltd., 6650 North Northwest Highway, Suite 300, Chicago, Illinois; (773) 467-0800

AFTER RECORDING, MAIL TO:

Mr. Andrew Hall
 Mr. Andrew Balkcom
 7121 South East Avenue
 Chicago, Illinois 60649

SEND SUBSEQUENT TAX BILLS TO:

Mr. Andrew Hall
 Mr. Andrew Balkcom
 7121 South East Avenue
 Chicago, Illinois 60649

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LEGAL DESCRIPTION

LOT 7 IN BLOCK 8 OF CRAFT'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 406 North Cicero Avenue, Chicago, Illinois 60644

Permanent Real Estate Index Number: 16-09-231-033-0000

Property of Cook County Clerk's Office

Quit Claim Deed

INDIVIDUAL TO INDIVIDUAL

406 North Cicero Avenue
Chicago, Illinois 60644

Ida M. Hall

to

Andrew Hall, as to an undivided one-half interest
Andrew Balkcom, as to an undivided one-half interest

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her 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.

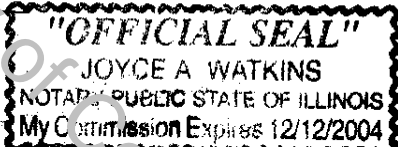
Dated: 4/22/04

Signature: IDA Hall ^{4/22/04}
Grantor or Agent IDA

Subscribed and sworn to before me this 22 day of April, 2004.

Signature: _____
Grantor or Agent

Joyce Watkins
Notary Public



The grantee or the grantee's agent affirms that, to the best of his or her 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.

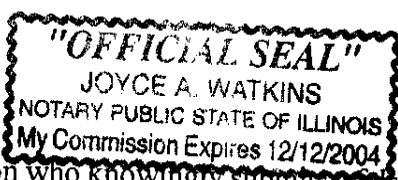
Dated: 04/22/04

Signature: Andrew Hall
Grantee or Agent Andrew

Subscribed and sworn to before me this 22 day of April, 2004.

Signature: Andrew Balkam
Grantee or Agent Andrew

Joyce Watkins
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)