

UNOFFICIAL COPY

PROPERTY ADDRESS:

2432 West 24th Place
Chicago, Illinois 60601

TAX MAILING ADDRESS:

Juan Carlos Nunez & Jopse C. Nieto
2432 West 24th Place
Chicago, Illinois 60601

This instrument prepared by:

John A. Gebauer, Esq.
HomeConnects Lending Services
200 Lakeside Drive, Suite 248
Horsham, PA 19044



Doc#: 0418311172
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 07/01/2004 12:33 PM Pg: 1 of 4

159850

QUITCLAIM DEED

STATE OF ILLINOIS)
COUNTY OF COOK) ss.:

I, the Grantor, **JUAN CARLOS NUNEZ**, of Chicago, County of Cook, State of Illinois, in consideration of Ten Dollars and Zero Cents (\$10.00) paid, convey and quitclaim to the Grantees, **JUAN CARLOS NUNEZ** and **JOSE C. NIETO**, as Joint Tenants with Rights of Survivorship, with an address of 2432 West 24th Place, Chicago, Illinois, the following land with the buildings thereon located at 2432 West 24th Place, City of Chicago, County of Cook, State of Illinois:

FOR DESCRIPTION SEE EXHIBIT A ATTACHED HERETO.

All rights of homestead and other interests are also released.

Executed under seal this 3RD day of JUNE, 2004.



JUAN CARLOS NUNEZ

PROPERTY TAX ID NOS.: 16-25-215-022 & 16-25-215-023

Box 446

UNOFFICIAL COPY

STATE OF ILLINOIS

COOK County

JUNE 3, 2004

Then personally appeared before me the above-named **JUAN CARLOS NUNEZ** and acknowledged the foregoing instrument to be his free act and deed, before me,

Michael P. Donovan

Notary Public

My Commission Expires:

RETURN TO:

Juan Carlos Nunez &
Jose C. Nieto
2432 West 24th Place
Chicago, IL 60601

AFFIX TRANSFER TAX STAMP
OR

"Exempt under the provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

6/3/04 *Juan Carlos Nunez*
Date Buyer, Seller or Representative

"OFFICIAL SEAL"
MICHAEL W. DONOVAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/10/2007

Property of Cook County Clerk's Office

UNOFFICIAL COPY
EXHIBIT A

All that certain parcel of land with the buildings and improvements thereon located on 24th Place, presently numbered 2432 West 24th Place, in the City of Chicago, County of Cook, State of Illinois, being known and designated as Lots 37 and 38 in Block 9 in S. J. Walker's Subdivision of the Northeast $\frac{1}{4}$ of Section 25, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Said premises are subject to such a state of facts as an accurate survey might disclose and to any and all provisions or any ordinance, municipal regulation, executive order or public or private law, easement, covenant, restriction, reservation, agreement, right of way, building and building line restrictions as appearing of record and affecting the subject premises.

Meaning and hereby intending to convey the same premises conveyed to Juan Carlos Nunez from Jose Carlos Nieto, Married, by deed dated October 3, 2001 and recorded on October 5, 2001 with the Cook County Records as Document No. 0010933610.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor, JUAN CARLOS NUNEZ, or his/her agent affirms that, to the best of his/her knowledge, the Grantee, JUAN CARLOS NUNEZ, shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation 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: JUNE 3, 2004

Signature

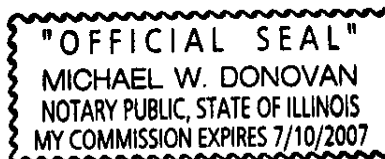


 JUAN CARLOS NUNEZ

Subscribed and sworn to before me
 by the said JUAN CARLOS NUNEZ
 this 3 day of JUNE, 2004



 Notary Public



The Grantee, JUAN CARLOS NUNEZ, or his/her agent affirms that, to the best of his/her knowledge, the Grantee, JUAN CARLOS NUNEZ, shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation 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.

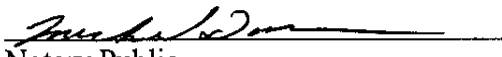
Dated: JUNE 3, 2004

Signature

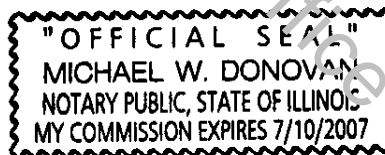


 JUAN CARLOS NUNEZ

Subscribed and sworn to before me
 by the said JUAN CARLOS NUNEZ
 this 3 day of JUNE, 2004



 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, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]