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This document prepared by (and after recording return to):
 Name: Erminelia Q. Pestanas)
 Firm/Company:)
 Address: 330 N. Jefferson St., #1908)
 Address 2:)
 City, State, Zip: Chicago, IL 60661)
 Phone: (312) 831-0432)
)
)
)
)

Doc#: 0421034103
 Eugene "Gene" Moore Fee: \$28.50
 Cook County Recorder of Deeds
 Date: 07/28/2004 03:39 PM Pg: 1 of 3

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16-23-310-042-0000
 (Parcel Identification Number)

QUITCLAIM DEED
 (Individual to Corporation)

THE GRANTOR Erminelia Q. Pestanas, an Individual, unmarried, of the County of Cook, State of Illinois for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and quitclaim, unto JM & MP, Inc., a Corporation organized under the state laws of Illinois, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

Premises commonly known as 3848 W. 19th Street, Chicago, IL 60623

The West 29 Feet 8 inches of the East 58 Feet of Lots 28, 29 and 30 in Block 6 in Moore's Subdivision of Block 1 in the Superior Court Partition of the West 60 Acres North of the Southwest Plank Road in the Southwest 1/4 of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

WITNESS Grantor(s) hand(s) this the 28th day of July, 2004.

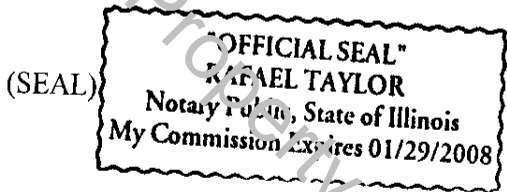
Erminelia Q. Pestanas
 Grantor
 Erminelia Q. Pestanas

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STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Erminelia Q. Pestanas 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 Erminelia Q. Pestanas 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 notarial seal this the 28th day of July, 2004.



Rafael Taylor
Notary Public

Rafael Taylor
Print Name

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: 7/28/2004

Erminelia Q. Pestanas
Buyer, Seller or Representative

Grantor(s) Name, Address, phone:
Erminelia Q. Pestanas
330 N. Jefferson St., #1908
Chicago, IL 60661
(312) 831-0432

Grantee(s) Name, Address, phone:
JM & MP, Inc.
330 N. Jefferson St., #1908
Chicago, IL 60661
(773) 968-4745

SEND TAX STATEMENTS TO GRANTEE

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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 July 28, 2004

Signature: Emmeline A. Pustanas
Grantor or Agent

Subscribed and sworn to before me by the said Emmeline A. Pustanas this 28th day of July, 2004
Notary Public Rafael Taylor

"OFFICIAL SEAL"
RAFAEL TAYLOR
Notary Public, State of Illinois
My Commission Expires 01/29/2008

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 July 28, 2004

Signature: Emmeline A. Pustanas
Grantee or Agent

Subscribed and sworn to before me by the said Emmeline A. Pustanas this 28th day of July, 2004
Notary Public Rafael Taylor

"OFFICIAL SEAL"
RAFAEL TAYLOR
Notary Public, State of Illinois
My Commission Expires 01/29/2008

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



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS