

QUIT CLAIM DEED
Statutory (ILLINOIS)

UNOFFICIAL COPY



Doc#: 0430608165
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 11/01/2004 04:09 PM Pg: 1 of 2

THE GRANTORS, Kevin Flaherty of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEY and QUITCLAIM to

Quest Property Management, LLC
1543 W. Oakdale
Chicago, IL 60657

F&M Properties, LLC
1923 S. Prairie
Chicago, IL 60616

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 60 IN MILLER'S SUBDIVISION OF BLOCK 7 AND THAT PART LYING WEST OF RACINE AVENUE OF BLOCK 8 IN THE EDSON SUBDIVISION OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Permanent Real Estate Index Number(s): 14-20-118-009-0000

Address(es) of Real Estate: 3741 N. Magnolia, Chicago, IL

DATED this 15th day of October, 2004.

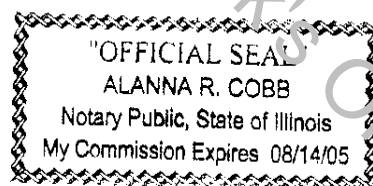
Kevin Flaherty

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 **KEVIN FLAHERTY** personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and sealed and delivered the said instrument as his 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 official seal,
this 15th day of October, 2004

NOTARY PUBLIC



This instrument was prepared by Law Offices of Cohen & Hussien, 6901 W. 111th Street, Worth, IL 60482.

MAIL TO:

Edward A. Cohen
6901 W. 111th Street
Worth, IL 60482

MAIL SUBSEQUENT TAX BILLS TO:

George Capra, Jr.
1543 W. Oakdale
Chicago, IL 60657

This transaction is exempt under 31-45(d) of the Real Estate Transfer Act, 35 ILCS 200, as this deed, without additional consideration, modifies a deed previously recorded.

UNOFFICIAL COPY**EUGENE "GENE" MOORE**
 RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
 COOK COUNTY, ILLINOIS
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, and 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 Oct 15th, 2004
Signature: [Signature]

Grantor or Agent

Subscribed and Sworn to before me

this 15th day of October, 2004Notary Public Alanna R. Cobb

"OFFICIAL SEAL"

ALANNA R. COBB

Notary Public, State of Illinois

My Commission Expires 08/14/05

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 Oct 15th, 2004
Signature: [Signature]

Grantee or Agent

Subscribed and Sworn to before me

this 15th day of October, 2004Notary Public Alanna R. Cobb

"OFFICIAL SEAL"

ALANNA R. COBB

Notary Public, State of Illinois

My Commission Expires 08/14/05

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.)