

UNOFFICIAL COPY

CHI 404956
QUITCLAIM DEED

NETCO
415 N. LASALLE
CHICAGO, IL 60610

The Grantor(s) DIANA BROWN (a single person) for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND QUITCLAIMS to DIANA BROWN (a single person) & BIANCA BROWN (a single person), of 835 N. Tripp Ave, Chicago, Illinois 60651, as joint tenants and not as tenants by the entireties or tenants in common, all interest in the following described Real Estate situated in Cook County in the State of Illinois, to wit:

EXEMPT FROM PARAGRAPH E
SECTION 4 OF THE REAL ESTATE

1/11/05 TRANSFER ACT
[Signature]

Legal Description

THE NORTH 17 FEET OF LOT THIRTY-EIGHT (38) AND LOT THIRTY-NINE (EXCEPT THE NORTH 10 FEET THEREOF) (39) IN BLOCK ONE (1) IN EDWARD T. NOONAN'S WEST CHICAGO AVENUE ADDITION IN THE SOUTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 835 N TRIPP AVE, CHICAGO, IL, 60651

PARCEL: 16-03-427-008

SUBJECT TO: Current taxes, assessments, reservations of record and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.



Doc#: 0501305031
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/13/2005 09:36 AM Pg: 1 of 3

UNOFFICIAL COPY

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

Dated: 12/17/04

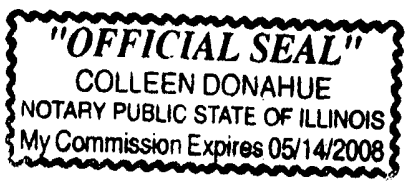
Diana Brown
DIANA BROWN

Property transfer exempt from real estate transfer tax pursuant to 35 ILCS 200/31-45(e)

State of Illinois)
County of Cook) SS

I, the undersigned a notary public in and for said County, in the States aforesaid, do hereby certify that the Grantor(s) DIANA BROWN (a single person), is 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 she signed, sealed and delivered 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 official seal, on 12/17/04.



Colleen Donahue
Notary Public

This instrument was prepared (without an examination of title) by: Patrick W. Walsh, P.C., 625 Plainfield Road, Suite 330, Willowbrook, IL 60527.

AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

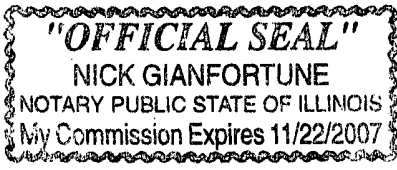
UNOFFICIAL COPY

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 a 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 1/11/05, 20 05 Signature: [Signature]
grantor or agent

Subscribed and sworn to before me by the said _____
this 11 day of 1, 20 05.

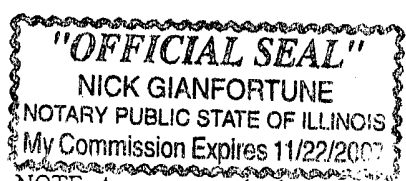


[Signature]
notary public

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 1/11, 20 05 Signature: [Signature]
grantor or agent

Subscribed and sworn to before me by the said _____
this 11 day of 1, 20 05



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