

# UNOFFICIAL COPY

After recording return to:  
Theresa Guerra-Segovia  
6346 South Ingleside Avenue  
Chicago, IL 60637



Doc#: 0504603080  
Eugene "Gene" Moore Fee: \$50.50  
Cook County Recorder of Deeds  
Date: 02/15/2005 12:05 PM Pg: 1 of 2

Address: 6346 South Ingleside Avenue  
Chicago, IL 60637  
PIN: 20-23-104-045-0000

## QUIT CLAIM DEED

This indenture witnesseth that **LEVYSTEIN & SEGOVIA, LLC**, an Illinois limited liability company, of Cook County, State of Illinois, releases and quit-claims to **THERESA GUERRA-SEGOVIA**, of Lake County, State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Cook County in the State of Illinois, to wit:

THE SOUTH 1/2 OF LOT 93 IN KIND AND RUMSEY'S ADDITION TO WOODLAWN RIDGE, A SUBDIVISION OF LOT 3 IN THE PARTITION OF THE WEST 1/2 OF THE EAST 60 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known: 6346 South Ingleside Avenue, Chicago, Illinois, 60637

Subject To: All covenants, conditions, restrictions, easements, rights-of-way, building lines of record, highways, roads, street, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above, existing mortgages of record and real estate taxes not yet due and payable as of the date hereof.

To Have and to Hold the same real estate forever.

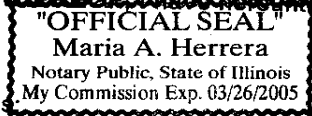
IN WITNESS WHEREOF, the Grantor has executed this Quit Claim Deed this 13 day of JANUARY, 2005.

Ronald M. Levystein  
RONALD M. LEVYSTEIN, Member  
Robert D. Segovia  
ROBERT SEGOVIA, Member  
Theresa Guerra-Segovia  
THERESA GUERRA-SEGOVIA, Member

STATE OF ILLINOIS )  
COUNTY OF COOK )

Before me, the undersigned, a Notary Public in and for said County and State, this 13 day of JANUARY, 2005, personally appeared **RONALD M. LEVYSTEIN** and **ROBERT SEGOVIA**, respectively, as Members of **LEVYSTEIN & SEGOVIA, LLC**, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have personally subscribed my name and affixed my official seal.



Maria A. Herrera  
, Notary Public

My Commission Expires  
County of Residence:

Exempt under the provisions of paragraph e, section 4 of the Real Estate Transfer Tax Act.

Agent: [Signature]  
Date: 1/14/05

MAIL SUBSEQUENT TAX BILLS TO:  
THERESA GUERRA-SEGOVIA  
6346 South Ingleside Avenue  
Chicago, IL 60637

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor of 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.

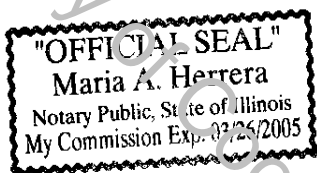
Dated: 1-13-05

Signature: Robert J. Segovia  
Grantor or Agent

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )

**BEFORE ME**, the undersigned, a Notary Public, in and for said County and State, personally appeared and acknowledged the execution of the above and foregoing to be her voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL this 13 day of JANUARY, 2005.



Maria A. Herrera  
Notary Public

My Commission Expires:  
County of Residence:

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.

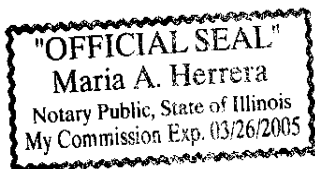
Dated: 1-13-05

Signature: Theresa Guena-Segovia  
Grantee or Agent

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )

**BEFORE ME**, the undersigned, a Notary Public, in and for said County and State, personally appeared and acknowledged the execution of the above and foregoing to be her voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL this 13 day of JANUARY, 2005.



Maria A. Herrera  
Notary Public

My Commission Expires:  
County of Residence:

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.)