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Form No. 22R  
AMERICAN LEGAL FORMS, CHICAGO, IL (312) 332-1922

**QUIT CLAIM DEED**  
**Statutory (ILLINOIS)**  
**(General)**

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Doc#: 0505932004  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 02/28/2005 10:49 AM Pg: 1 of 4

**THE GRANTOR (NAME AND ADDRESS)**

Gallagher Partnership  
2418 N. Seminary Avenue  
Chicago IL 60614

(The Above Space For Recorder's Use Only)

of the City of Chicago of \_\_\_\_\_ County  
of Cook, State of Illinois  
for and in consideration of Tenand no 100 DOLLARS, \$10.00  
in hand paid, CONVEY and QUIT CLAIM to

Michael B Gallagher and Shannon P Gallagher  
2418 N. Seminary Avenue  
Chicago IL 60614

**(NAME AND ADDRESS OF GRANTEE)**

all interest in the following described Real Estate situated in the County of Cook  
in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and  
by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number (PIN): 14-29-227-050-1001

Address(es) of Real Estate: 1122-1124 W. Diversey Avenue Unit 1E Chicago IL 60614

DATED this 28 day of February 2005

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

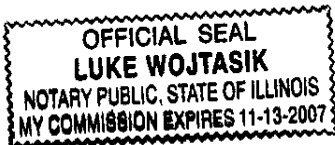
Shannon P. Gallagher, partner (SEAL) \_\_\_\_\_ (SEAL)

Shannon P. Gallagher \_\_\_\_\_

Michael B. Gallagher, partner (SEAL) \_\_\_\_\_ (SEAL)

Michael B. Gallagher, partner \_\_\_\_\_

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



IMPRESS SEAL HERE

personally known to me to be the same person whose name \_\_\_\_\_  
subscribed to the foregoing instrument, appeared before me this day in person,  
and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said  
instrument as \_\_\_\_\_ 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 28th day of February 2005

Commission expires 11-13-2007 2007 Luke Wojtasik

This instrument was prepared by Shannon P Gallagher 2418 N. Seminary Ave Chicago IL 60614  
(NAME AND ADDRESS)

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## Legal Description

of premises commonly known as 1122-1124 W. DIVERSEY AVE UNIT 1E CHICAGO IL 60614

Property of COOK COUNTY Clerk's Office

Exempt under Real Estate Transfer Tax Act Sec. 4  
Par. E & Cook County Ord. 95104 Par. 4

Date 2.28.2005

Sign. Michael B. Gallagher



MAIL TO:

Michael B Gallagher  
(Name)  
2418 N Seminary Ave  
(Address)  
Chicago IL 60614  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Michael B Gallagher  
(Name)  
2418 N Seminary Ave  
(Address)  
Chicago IL 60614  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

UNIT 1 EAST IN 1122-1124 WEST DIVERSEY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 89 AND 90 IN ALBERT WISNER'S SUBDIVISION OF BLOCK 1 AND 2 IN THE SUBDIVISION OF THE WEST 1/2 OF OUTLOT 7 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 28, 2000 AS DOCUMENT 00296792, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTEENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

COMMON ADDRESS: 1122-1124 WEST DIVERSEY, UNIT 1E, CHICAGO, IL 60614  
PROPERTY INDEX NUMBER: 14-29-227-036-0000 AND 14-29-227-037-0000

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

That since the title date of July 14, 2000, in the report on title issued by Patriot Real Estate Title Services, affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from N/A to \_\_\_\_\_, and not for any longer term, and have no other or further interest whatsoever in premises.

That all water taxes, except the current bill have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

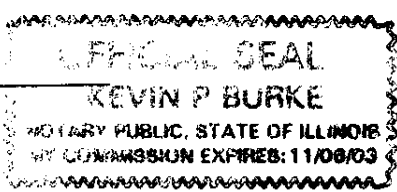
Affiant further states: **naught.**

By: [Signature]  
RONAN DEVELOPERS, L.L.C.

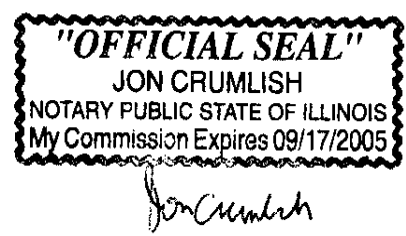
Attest \_\_\_\_\_

Subscribed and sworn to before me this 21 day of August, 2000.

[Signature]  
NOTARY PUBLIC



Diversey  
14-29-227-050-1001



# UNOFFICIAL COPY

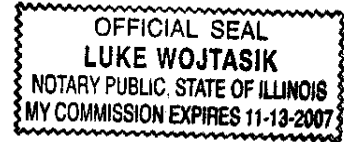
## STATEMENT BY GRANTOR AND GRANTEE

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 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: Feb 28, 2005 Signature: Shannon P Gallagher, partner

Subscribed and sworn to before me by Shannon P Gallagher this 28 day of February, 2005

Notary Public Luke Wojtasik



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: Feb 28, 2005 Signature: Michael Gallagher

Subscribed to and sworn to before me by Michael Gallagher this 28 day of Feb, 2005

Notary Public Luke Wojtasik



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. )