

UNOFFICIAL COPY



**PROPERTY ADDRESS:**

4819 West St. Paul Avenue  
Chicago, Illinois 60639

Doc#: 0510922163  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 04/19/2005 10:47 AM Pg: 1 of 4

**TAX MAILING ADDRESS:**

Defrances Higgs & Phillip McDaniels  
4819 West St. Paul Avenue  
Chicago, Illinois 60639

**This instrument prepared by:**

John A. Gebauer, Esq.  
HomeConnects Lending Services  
200 Lakeside Drive, Suite 248  
Horsham, PA 19044

**QUITCLAIM DEED**

STATE OF ILLINOIS )  
COUNTY OF Cook ) ss.:

I, the Grantor, **DEFRANCES HIGGS**, formerly Un married, of Chicago, County of Cook, State of Illinois, in consideration of Ten Dollars and Zero Cents (\$10.00) paid, convey and quitclaim to the Grantees, **DEFRANCES HIGGS** and **PHILLIP MCDANIELS**, Husband and Wife as Tenants by the Entirety, with an address of 4819 West St. Paul Avenue, Chicago, Illinois, the following land with the buildings thereon located at 4819 West St. Paul Avenue, City of Chicago, County of Cook, State of Illinois:

*FOR DESCRIPTION SEE EXHIBIT A ATTACHED HERETO*

All rights of homestead and other interests are also released.

Executed under seal this 20<sup>th</sup> day of Feb, 2004.

DEFRANCES HIGGS

**PROPERTY TAX ID NO.:** 13-33-417-019

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Cook

County

STATE OF ILLINOIS

Feb 20

, 2004

Then personally appeared before me the above-named **DEFRANCES HIGGS** and acknowledged the foregoing instrument to be his/her free act and deed, before me,



*[Handwritten Signature]*

Notary Public

My Commission Expires

May 16, 2006

**RETURN TO:**

Defrances Higgs &  
Phillip McDaniels  
4819 West St. Paul Avenue  
Chicago, IL 60639

Return to:

FULFILLMENT CENTER  
100 LAKESIDE DR.  
HORSHAM, PA. 19044

AFFIX TRANSFER TAX STAMP

OR

"Exempt under the provisions of Paragraph e"  
Section 31-45; Real Estate Transfer Tax Act

6-1-04

Date

J. Suzanne

Buyer, Seller or Representative



Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor, DEFRANCES HIGGS, or his/her agent affirms that, to the best of his/her knowledge, the Grantee, DEFRANCES HIGGS, 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, 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 20, 2004

Signature

*De Frances Higgs*  
DEFRANCES HIGGS

Subscribed and sworn to before me by the said DEFRANCES HIGGS this 20 day of FEB, 2004

\_\_\_\_\_  
Notary Public



The Grantee, DEFRANCES HIGGS, or his/her agent affirms that, to the best of his/her knowledge, the Grantee, DEFRANCES HIGGS, 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, 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 20, 2004

Signature

*De Frances Higgs*  
DEFRANCES HIGGS

Subscribed and sworn to before me by the said DEFRANCES HIGGS this 20 day of FEB, 2004

\_\_\_\_\_  
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, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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## EXHIBIT A

All that certain parcel of land with the buildings and improvements thereon located on St. Paul Avenue, presently numbered 4819 West St. Paul Avenue, in the City of Chicago, County of Cook, State of Illinois, being known and designated as Lot No. 25 in Block 4 in James D. Robertson's Subdivision of that part of the Southeast Quarter of Section 33, Township 40 North, Range 13, East of the Third Principal Meridian, lying South of Grand Avenue and East of the West 26.60 chains thereof, in Cook County, Illinois.

Said premises are subject to such a state of facts as an accurate survey might disclose and to any and all provisions or any ordinance, municipal regulation, executive order or public or private law, easement, agreement, right of way, building and building line restrictions as appearing of record.

Meaning and hereby intending to convey the same premises conveyed to DeFrances Higgs from LaSalle National Trust, NA, Successor to LaSalle National Bank, Successor Trustee #103057209 dated October 7, 1975, by deed dated July 29, 1991 and recorded on August 6, 1991 with the Cook County Records as Document No. 91397473.

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