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Doc#: 0520002135
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/19/2005 10:30 AM Pg: 1 of 2

PREPARED BY:

Nigro & Westfall, A Professional Corp.
1793 Bloomingdale Road
Glendale Heights, IL 60139

MAIL TAX BILL TO:

Advantage Financial Partners, LLC
2190 Gladstone Court, Suite E
Glendale Heights, IL 60139

MAIL RECORDED DEED TO:

Nigro & Westfall, A Professional Corp.
1793 Bloomingdale Road
Glendale Heights, IL 60139

QUITCLAIM DEED

Statutory (Illinois)

THE GRANTOR(S), ADVANTAGE FINANCIAL PARTNERS, LLC, of the City of Glendale Heights, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUITCLAIM(S) to Shawn McGowan and Emmanuelle McGowan, husband and wife, of 342 Debbie Lane, Schaumburg, Illinois, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 28 (EXCEPT THE SOUTH 30 FEET THEREOF) IN BLOCK 8 IN FREDERICK H. BARTLETT'S CENTERFIELD BEING A SUBDIVISION OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 19-10-107-045

Property Address: 4824 S. KEATING AVENUE, CHICAGO, IL 60632

Dated this 14 Day of June 20 05

ADVANTAGE FINANCIAL PARTNERS, LLC,
A/F Management Inc., Manager

By: Rovest D. Blah

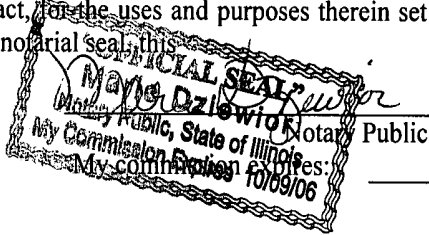
President of Manager

STATE OF ILLINOIS)

) SS.

COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ADVANTAGE FINANCIAL PARTNERS, LLC, Borrower / Transferer, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal, this _____ day of _____, 2005.



Exempt under the provisions of paragraph _____
E, Section 31-45, of the Property Tax Code

Date: June 14 2005

Signature: Rovest D. Blah

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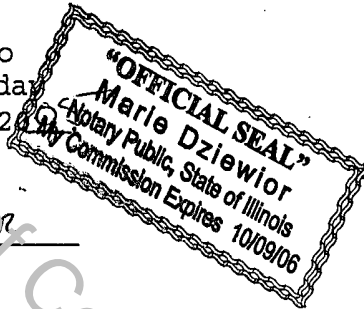
STATEMENT OF GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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: 6-14, 2005. Signature: Robert D. Beach
Grantor or Agent

SUBSCRIBED and SWORN to before me this 14 day of June, 2005

Marie D. Dziwior
NOTARY PUBLIC

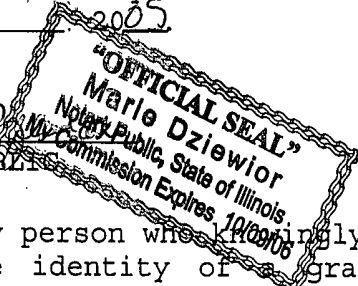


The grantees or their agent affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: 6-14, 2005. Signature: John M. A.
Grantee or Agent

SUBSCRIBED and SWORN to before me this 14 day of June, 2005

Marie D. Dziwior
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.)