UNOFFICIAL CO

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



Doc#: 0522202119

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 08/10/2005 10:58 AM Pg: 1 of 2

QUITCLAIM DEED

Statutory (Illinois)

THE GRANTOR(S), ADVANTAGE FIN ANCIAL 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) James M. Lapetina and Barbara Lapetina, husban & wife, of 117 Ostego, Bloomingdale, Illinois, all interest in the following described real estate situated in the County of Cook, state of Illinois, to wit:

LOT 25 IN BLOCK 2 IN VOLK BROTHERS MAHLER (STATES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 24 TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLÍNOIS

Permanent Index Number(s): 12-24-101-023-0000

Property Address: 3870 North Ottawa Avenue, Chicago, IL 60634

Dated this July 20 05 ADVANTAGE FINANCIAL PARTNERS, LLC, AFP Management Inc., Manager

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 release.

t unter the provisions of paragraph E, Section 31-45, of the Property Tax Code

Quitclaim Deed: Page 1 of 1

(IUE) JUL 26 2005 10.30/31.10.43/10.0

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.

,2005. Signature: _______ Granto Dated: SUBSCRIBED and SWORN to before me this

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:

2005. Signature:

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 tire Cinense 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.)