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Doc#: 0522415001
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/12/2005 08:12 AM Pg: 1 of 3

PREPARED BY:

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

MAIL TAX BILL TO:

Ramon Rivera
1641 Ridgeway
Chicago, IL 60623

MAIL RECORDED DEED TO:

Ramon Rivera
1641 Ridgeway
Chicago, IL 60623

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 Ramon Rivera and Amy Rivera, of 1332 Oakland Circle, North Aurora, IL 60542, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 18 IN LANSINGH ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-23-305-015
Property Address: 1641 Ridgeway, Chicago, IL 60623

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

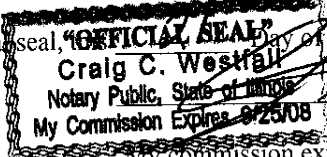
Dated this 21 Day of July 2005

Advantage Financial Partners, LLC

By: Roverst D. Glod

STATE OF Illinois)
COUNTY OF DuPage) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Advantage Financial Partners, LLC, 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, July 2005

My commission expires: 9/25/08

ATG Search
33 N Dearborn
7659
Chicago, Illinois 60622

Filed under the provisions of paragraph e
Roverst D. Glod

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Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
 sub par. E and Cook County Ord. 93-0-27 par. _____
 Date 7/2/07 Sign. _____

COOK COUNTY CLERK'S OFFICE
 32 N. CHICAGO
 CHICAGO, IL 60604
 TEL: 312.603.1000
 FAX: 312.603.1001

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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: July 8, 2005. Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to
before me this 8th day
of July, 2005.

[Signature]
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: July 8, 2005. Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to
before me this 8th day
of July, 2005.

[Signature]
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.)