



Doc#: 0527220025 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/29/2005 11:43 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

1359860

QUITCLAIM DEED
Statutory (Illinois)

195

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 John N. Hagener and Maria N. Hagener, husband and wife, of 312 Woodview Rd., Barrington, Illinois, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE NORTH 32 1/2 FEET OF THE SOUTH 65 FEET OF THE EAST 157 FEET OF THE NORTH 1/3 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 33 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 11-31-409-018

Property Address: 6722 N. ASHLAND AVE, CHICAGO, IL 60616

Dated this 27 Day of July 20 05

ADVANTAGE FINANCIAL PARTNERS, LLC,
AFP Management Inc., President

By: Robert D. Block
Robert D. Block, 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.

Notarial Seal: Craig C. Westfall, Notary Public, State of Illinois, My Commission Expires 9/25/08. Includes date 7/27/05 and 9/25/05.

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

Date: 7/27/05

Signature: Robert D. Block

UNOFFICIAL COPY

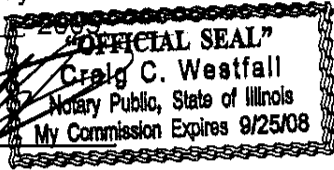
STATEMENT OF GRANTOR AND GRANTEE

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: 7/27, 2005. Signature: X *Crest D. Glah*
Grantor or Agent

SUBSCRIBED and SWORN to
before me this 27 day
of July

[Signature]
NOTARY PUBLIC

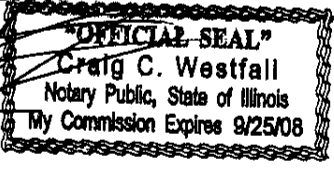


The grantees or their agent affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: 7/27, 2005. Signature: X *[Signature]* *[Signature]*
Grantee or Agent

SUBSCRIBED and SWORN to
before me this 27 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.)