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Quit Claim Deed
Statutory (Illinois)
Individual to Corporation

Doc#: 0604620233 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/15/2006 01:17 PM Pg: 1 of 3

The GRANTORS, **DON HIROTA**, Married to Anna Hirota, and **PETER G. SADOWYJ**, an Unmarried Man,

3/3
1375075

Property of Cook County Clerk's Office

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to

H & S Chicago Avenue, Inc., an Illinois corporation

a corporation created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at 2204 W. Chicago Ave., Chicago, IL 60622, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 47 (except the West 18 feet thereof) and all of Lots 48 and 49 in the Subdivision of the South part of Block 14 in Suffern's Subdivision of the Southwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT THE HOMESTEAD PROPERTY OF GRANTORS.

SUBJECT TO: General real estate taxes for 2005 and subsequent years.

Permanent Real Estate Index Number(s): 17-06-329-034-0000 & 17-06-329-035-0000

Address(es) of Real Estate: 2204-06 W. Chicago Ave., Chicago, IL 60622

Dated this 31st day of January, 2006.

Don Hirota

(SEAL)

Peter G. Sadowy

(SEAL)

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State of Illinois)
)
County of Cook)

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DON HIROTA, Married to Anna Hirota, and PETER G. SADOWYJ, an Unmarried Man, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 seal, this 31st day of January, 2006.

Commission expires:

12-8-06

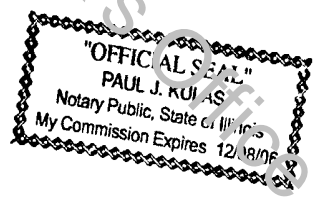
Paul J. Kulas
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by virtue of Section 200.1-2B6 of said Ordinance.

1-31-06 *P. Kulas*
Date Buyer, Seller or Representative

provisions of Paragraph 2
4. of the Real Estate Transfer Tax Act.
1-31-06 *P. Kulas*
Date Attorney Representative



Mail to:

Law Offices of Kulas & Kulas, P.C.
2329 W. Chicago Ave.
Chicago, IL 60622

Send subsequent tax bills to:

H & S Chicago Avenue, Inc.
2204 W. Chicago Ave.
Chicago, IL 60622

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STATEMENT BY GRANTOR AND GRANTEE

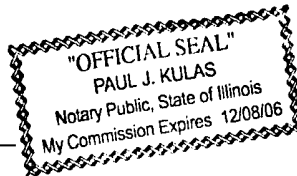
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: January 31, 2006

Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said GRANTOR
this 31st day of January, 2006.

Notary Public 



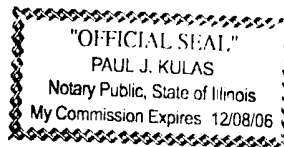
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: January 31, 2006

Signature: 
Grantee or Agent

Subscribed and sworn to before me
by the said GRANTEE
this 31st day of January, 2006.

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.)