

# UNOFFICIAL COPY

## QUIT CLAIM DEED STATUTORY ILLINOIS (Individual to Individuals)



Doc#: 0611818086 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/28/2006 03:42 PM Pg: 1 of 4

**THE GRANTOR: THOMAS G. PHELPS**, a divorced man of 1729 East 92<sup>nd</sup> Place, Chicago, Illinois 60617, County of Cook, for and in consideration of Ten and No Hundredth (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEY (S) and QUIT CLAIMS(S) to: **THOMAS G. PHELPS**, a divorced man of 1729 East 92<sup>nd</sup> Place, Chicago, Illinois 60617 and **EVA PHELPS**, a single woman of 1729 East 92<sup>nd</sup> Place, Chicago Illinois 60617, as joint tenants with right of survivorship, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

Unit 304 in the 5401 South Hyde Park Condominium, as delineated on survey of the following described real estate.

Lot 1 and the North 20 Feet of Lot 2 (except that part of said lots taken for alley) in James Morgan's East End Avenue Subdivision in the Southwest fractional ¼ of Section 12, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois as Document No. 24254360, as amended by Document No. 24266301 together with an undivided 1.23% interest in the common elements

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described herein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

The tenant of the unit has no right of first refusal.

Commonly known as: 5401 South Hyde Park, Unit 304, Chicago, Illinois 60615


Permanent Real Estate Index Numbers: 20-12-114-054-1038

Above Space for Recorder's Office Only

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Hereby Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises not in tenancy in common, but in **JOINT TENANCY** forever. SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and property taxes for the years 2006 and after.

DATED this 21 day of March, 2006

  
\_\_\_\_\_  
THOMAS G. PHELPS, Grantor

Exempt under Real Estate Transfer Tax Act 35 ILCS 200/31-45 subparagraph E  
and Cook County Ordinance 93-0-2 Par. E.

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STATE OF ILLINOIS        )  
                                  ) SS.  
COUNTY OF COOK        )

I, MICHAEL L. SHEPHERD, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that THOMAS G. PHELPS, personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 21<sup>st</sup> day of March, 2006.

Michael L. Shepherd  
MICHAEL L. SHEPHERD, Notary Public



This instrument prepared by: Law Offices of Michael Shepherd, Attorney at Law 155 North Michigan Avenue, Suite 613, Chicago, Illinois 60601

**Return**                    { MICHAEL L. SHEPHERD, LTD.  
**Mail**                      { 155 North Michigan Avenue  
**to:**                        { Suite 613  
                                  { Chicago, IL 60601

**Send**                      { THOMAS G. PHELPS  
**Subsequent**            { 1729 East 92<sup>nd</sup> Place  
**Tax Bills**                { Chicago, IL 60617  
**to:**                        {

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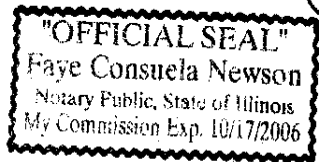
## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his Agent affirms that, to the best of his knowledge, the name of the **Grantor** 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 03/21, 2006

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 21<sup>st</sup> day of March, 2006  
Notary Public [Handwritten Signature]

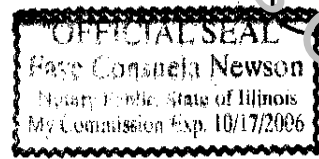


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 03/21, 2006

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 21<sup>st</sup> day of March, 2006  
Notary Public [Handwritten 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 first offense and of a Class A misdemeanor for subsequent offenses.

(Attached 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.)