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QUIT CLAIM DEED



Doc#: 0616412089 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/13/2006 02:51 PM Pg: 1 of 3


THE GRANTOR, **David G. Schonback**, individually, of 625 Fabyan Parkway, of the City of Geneva, County of Kane, Illinois, for and in consideration of TEN DOLLARS, CONVEYS and QUIT CLAIMS to **Schonback Properties, LLC - South Brandon Avenue Series**, an Illinois Limited Liability Company, of the City of Geneva, County of Kane, State of Illinois, all of the Grantor's interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to-wit:

Lot 15 and Lot 16 in Block 6 in the Calumet and Chicago Canal and Dock Company's Subdivision of all of the West 1/2 and the Southeast 1/4 of Section 31, Township 37 North, Range 15, East of the Third Principal Meridian, which lies Northeast of the right of way of Chicago and Western Indiana Railroad, in Cook County, Illinois.

SUBJECT TO: All matters of record, including recorded mortgage(s), general and special real estate taxes, easements, covenants, conditions, reservations and restrictions of record; drain tiles, drainage ditches; feeders and laterals.

Permanent Index Number (PIN): 26-31-09-024
Address(es) of Real Estate: 13536-42 South Brandon, Chicago, IL 60633

DATED this 19th day of May, A.D., 2006.

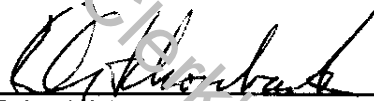


David G. Schonback SEAL

EXEMPTION CERTIFICATE

I certify that this deed is exempt from taxation under the Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e).

DATED: May 19, 2006

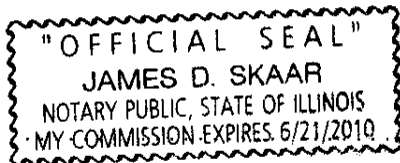


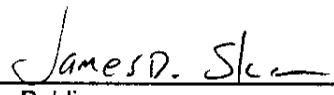
David G. Schonback

State of Illinois, County of Kane, SS.

I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that David G. Schonback, personally known to me to be the same person whose name is 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 notarial seal, this 19th day of May, A.D., 2006.





Notary Public

PREPARED BY AND AFTER RECORDING RETURN TO:

James D. Skaar
Law Office of James D. Skaar
220 South Third Street
Geneva, IL 60134

ADDRESS OF GRANTEE AND SEND TAX BILLS TO:

Schonback Properties, LLC-South Brandon Avenue Series
625 West Fabyan Parkway
Geneva, IL 60134

Handwritten initials and marks in the bottom right corner.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK } SS.

DAVID G. SCHONBACK

, being duly sworn on oath, states that

he resides at 625 West Fabyan Parkway, Geneva, IL 60134. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



DAVID G. SCHONBACK

SUBSCRIBED and SWORN to before me

this 19th day of May, 2006.

James D. Sleas

Notary Public

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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 of Assignment of Beneficial Interest in 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 May 19, 2006

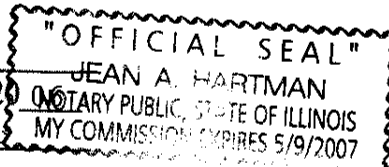
Signature: James D. Skaar
Grantor or Agent

Subscribed and sworn to before me

By the said James D. Skaar

This 19th day of May, 2006

Notary Public Jean A. Hartman



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 title to real estate under the laws of the State of Illinois.

Date May 19, 2006

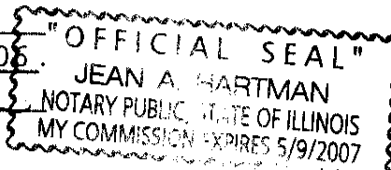
Signature: James D. Skaar
Grantor or Agent

Subscribed and sworn to before me

By the said James D. Skaar

This 19th day of May, 2006

Notary Public Jean A. Hartman



Note: Any person who knowingly submits a false statement concerning the identity of **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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)