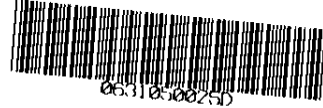


# UNOFFICIAL COPY



Doc#: 0631050025 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/06/2006 03:48 PM Pg: 1 of 3

Mail to Harry Meserlian  
9933 Lawler  
suite 309  
Skokie, IL 60077

For recorders use only

## QUIT-CLAIM DEED (In Lieu of Foreclosure)

THIS INDENTURE made between Juan Mota (a single man) (hereinafter called "grantor") and Luis Mota hereinafter called "grantee") whose address is 13320 S Commercial Avenue, Chicago, Illinois 60633.

Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained and sold, and by these presents do Quitclaim, grant, bargain and sell unto Grantee and its successors and assigns forever all that certain parcel of land located in Chicago, Cook County, (hereinafter called the "property") more particularly described as follows:

Commonly known as 13320 South Commercial Avenue, Chicago, Illinois, 60633  
and legally described as follows:

LOT 43 IN COX'S SECOND SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALL OF THAT PART OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING NORTHEASTERLY OF THE E. AND W.I.R.R. IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST THE THIRD MERIDIAN PRINCIPAL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 26-31-116-010-0000

This quit-claim deed is being executed, delivered and accepted and the same shall be interpreted and construed as a complete release of the Grantor from all tax and maintenance liabilities accrued. It is further agreed between the parties that this is an absolute conveyance to Grantee of all rights, title and interest in the Property including specifically, but without limitation, and equity or rights of redemption of Grantors in the property.

TO HAVE AND TO HOLD FOREVER and Grantor does covenant with Grantee, the Grantor is seized of the property. Grantor does have good right and title to convey, that the property is free from encumbrances except to the City of Chicago and back taxes. Grantee shall have principal and quiet possession thereof, that Grantor does fully warrant the title and will fully defend same against lawful claims of all persons whomsoever, and Grantor will make such further assurance to perfect the fee simple title in Grantee and its heirs and assigns as may be reasonable required.

Prepared by J. Mota at 13320 South Commercial Avenue, Chicago, Illinois, 60633

IN WITNESS WHEREOF, Grantors have hereunto set our hands and seal the day and the year first above

# UNOFFICIAL COPY

written.

Signed, sealed and delivered in our presence:

[Signature]  
Signature

Elizabeth E. Hunter - Notary  
Signature

State of Illinois  
County of Cook

The foregoing instrument was acknowledged before me on October 23, 2006

My commission expires on 03/12/2008

(Affix notary seal)



EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: 10-23-2006.

# UNOFFICIAL COPY

## 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 and hold title to real estate under the laws of the State of Illinois

Dated 11-3, 2006

Signature: [Handwritten Signature] Agent  
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME  
BY SAID Jean Missirlian  
AND SAID  
THIS 3rd DAY OF Nov., 2006

GRANTOR OR AGENT

[Handwritten Signature]  
NOTARY PUBLIC



The grantee 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 and hold title to real estate under the laws of the State of Illinois

Dated 11-3, 2006

Signature: [Handwritten Signature] Agent  
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME  
BY SAID Jean Missirlian  
AND SAID  
THIS 3rd DAY OF Nov., 2006

GRANTEE OR AGENT

[Handwritten 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 provisions of Section 4 of the Illinois Real estate Transfer Tax Act.)