

After Recording Return to:

Lenders First Choice
3850 Royal Ave
Simi Valley, CA 93063
71-40037243

This Instrument
Prepared by:
P. DeSantis, Esq.
Law's Specialty Group, Inc.
235 West Brandon Blvd., #101
Brandon, Florida 33511

This space for recording information only

Mail Tax Statements To:
Marie C. Jervis
Betsy Jervis
10535 South Avenue East
Chicago, IL 60617

Exempt under provisions of §E, §31-45 Of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)	
Date <u>4/4/07</u>	<u>Leticia Valdivia</u> Buyer, Seller or Representative

Property Tax ID#: 26-08-406-037-0000

QUITCLAIM DEED

(The purpose of this deed is to add daughter to title.)

Dated this 9th day of MARCH, 2007. WITNESSETH, that said GRANTOR, MARIE C. JERVIS, a widow woman of the County of Cook, State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEYS and QUITCLAIMS unto MARIE C. JERVIS, an unmarried woman, and BETSY JERVIS, an unmarried woman, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 10535 South Avenue East, Chicago, IL 60617, and legally described as follows, to wit:

LOT THIRTY-THREE (EXCEPT THE SOUTH 16.20 FEET THEREOF) – (33)
THE SOUTH 21.10 FEET OF LOT THIRTY-FOUR (34) IN BLOCK FORTY-ONE
(41) IN IRONWORKERS' ADDITION TO SOUTH CHICAGO, BEING A
SUBDIVISION OF THE SOUTH FRACTIONAL HALF (1/2) OF FRACTIONAL
SECTION 8, TOWN 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL
MERIDIAN IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY

BEING THE SAME PROPERTY AS CONVEYED MARIE C. JERVIS, BY AFFIDAVIT OF DEATH OF JOINT TENANT BEING FILED CONCURRENTLY HEREWITH.

Property Address: 10535 South Avenue East, Chicago, IL 60617

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

IN TESTIMONY WHEREOF, WITNESS the signatures of the Grantor and Grantees of the date first written above.

GRANTOR:

GRANTEES:

Marie C. Jervis
MARIE C. JERVIS

Marie C. Jervis
MARIE C. JERVIS

Betsy Jervis
BETSY JERVIS

STATE OF ILLINOIS
COUNTY OF Cook

I, Paul Pope, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that MARIE C. JERVIS and BETSY JERVIS, 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 and official seal this 9th day of March, 2007.



Paul Pope
Notary Public
My commission expires: 09/01/08

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and for their agents, no boundary survey was made at the time of this conveyance.

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 authorize 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 March 9, 2007.

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Agent, Ashleigh Bernath
this 9th day of March, 2007

Notary Public [Signature]

CARRIE J. COREY
NOTARY PUBLIC
STATE OF COLORADO
Commission expires 5/30/09

The Grantee of 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.

Dated March 9, 2007.

Signature: [Signature]
Grantee or Agent

Subscribed an sworn to before me
by the said Agent, Ashleigh Bernath
this 9 day of March, 2007

Notary Public [Signature]

CARRIE J. COREY
NOTARY PUBLIC
STATE OF COLORADO
Commission expires 5/30/09

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.)