

UNOFFICIAL COPY



Doc#: 0904039028 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/09/2009 02:10 PM Pg: 1 of 3

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

MMBC Investments, LLC
PO Box 243
Marengo, IL 60152

NAME & ADDRESS OF TAX PAYER:

MMBC Investments, LLC
PO Box 243
Marengo, IL 60152

THE GRANTOR(S)

James A Binder, 430 Beloit Ave., Forest Park, IL 60130, of the County of Cook of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to MMBC Investments, LLC, P. O. Box 243, Marengo, IL 60152, of the County of McHenry and the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 1 and the exclusive right to use limited common element P-1 together with its undivided percentage interest in the common elements in 1456 N Washtenaw Condominium, as delineated and defined in the Declaration recorded as Document Number 0626431085, in the Northwest ¼ of the Northeast ¼ of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

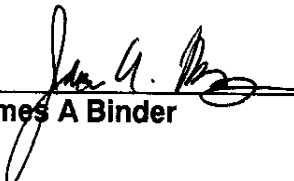
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not as joint tenants or tenants by the entirety, but as tenants in common.

Permanent Index Number(s): 16-01-209-041-1001

Property Address: 1456 N Washtenaw Ave Unit 1, Chicago, Cook County, IL 60622

Dated this 11th day of February, 2009.



James A Binder (Seal)

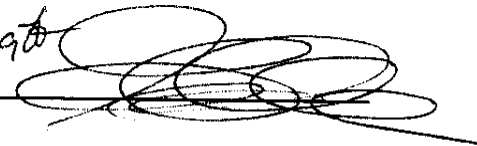
JAMES A. BINDER

(Print or type name here) (Seal)

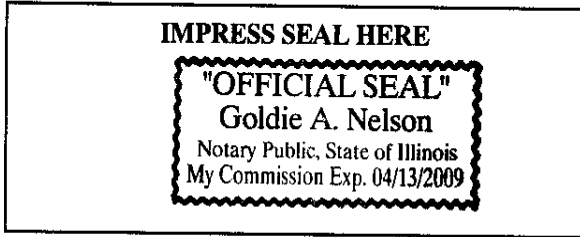
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STATE OF ILLINOIS
County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, James A Binder 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 instrument as 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 notaries seal, this 9th day of February, 2008. 

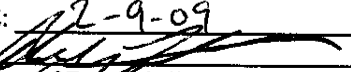
Notary Public
My commission expires on 4/13/2009



• If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
Alexander Fenske
1100 W George St #3
Chicago, IL 60657

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

DATE: 2-9-09

Signature of Buyer, Seller or Representative.

◆ This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

Property of Cook County Clerk's Office

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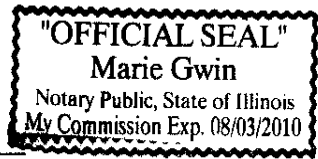
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and 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 2.4.09, 2009 Signature: *James A. Bender*
Grantor or Agent

Subscribed and sworn to before
Me by the said ~~Alexander Fenske~~ JAMES A. BENDER
this 4 day of FEBRUARY,
2009.

NOTARY PUBLIC *Marie Gwin*

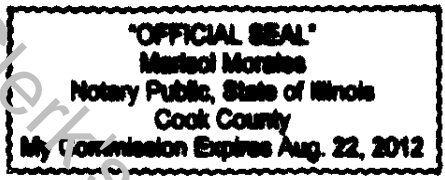


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date ~~February 4~~, 2009 Signature: *Alexander Fenske*
February 4
Grantee or Agent

Subscribed and sworn to before
Me by the said Alexander Fenske
This 4 day of February,
2009.

NOTARY PUBLIC *Marisol Morales*



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.)