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QUIT CLAIM DEED (Illinois)



Doc#: 0904948003 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/18/2009 10:48 AM Pg: 1 of 3

MAIL TO: Alan T. Kaminski, Esq.
220 E. North Avenue
Northlake, IL 60164

NAME & ADDRESS OF TAXPAYER:

J & F Investments, LLC.
2629 N. Nordica
Chicago, IL 60707

THE GRANTOR(S): FRANK GIARDINA, a single man, for and in consideration of Ten (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) do(es) hereby CONVEYS AND QUIT CLAIMS to J & F INVESTMENTS, LLC., an Illinois Limited Liability Company, of 2629 N. Nordica, Chicago, Illinois 60707, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 35 AND THAT PART OF THE 12 FOOT ALLEY WHICH LIES SOUTH OF AND ADJOINING SAID LOT IN THE SUBDIVISION OF LOTS 5 AND 6 (EXCEPT RAILROAD) OF IGLEHART'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-07-305-084-0000

Property Address: 2029 West James Street, Chicago, Illinois 60609.

DATED this 23 day of JANUARY, 2009

FRANK GIARDINA

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

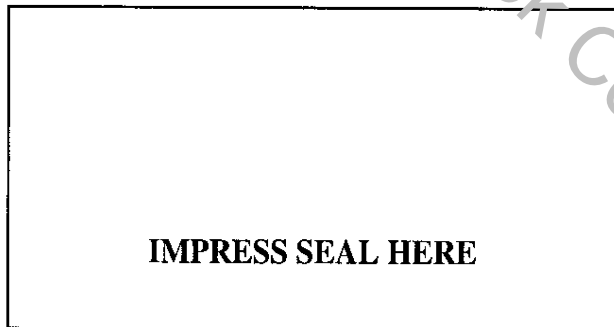
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK GIARDINA, personally known to me to be the same person whose name is subscribed to the foregoing instruments, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 23 day of JANUARY, 2009.



Margaret Kozerka
Notary Public

My commission expires on 09-21-2009



COUNTY - ILLINOIS TRANSFER STAMPS

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

DATE: 02/17/09
Alan T. Kaminski
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:

Alan T. Kaminski, Attorney at Law

220 E. North Lake Avenue

Northlake, IL 60164

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

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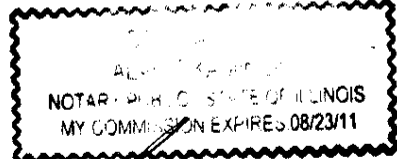
STATEMENT BY GRANTOR AND GRANTEE

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 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 1/23/09

Signature Frank Giardina
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Frank Giardina THIS 23 DAY OF January, 2009.



NOTARY PUBLIC Alan T. Kaminski

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 1/23/09

Signature Frank Giardina
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Frank Giardina THIS 23 DAY OF January, 2009.



NOTARY PUBLIC Alan T. Kaminski

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.]