

# UNOFFICIAL COPY



Doc#: 0905649077 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/25/2009 01:23 PM Pg: 1 of 3

After Recording Return to:

MC-MS  
3922 Ashurst Rd.  
Rocklin, CA 95765

This instrument was prepared under the supervision of:  
P. DeSantis, Esq.  
By: Law's Specialty Group, Inc.  
235 West Brandon Blvd., #191  
Brandon, Florida 33511  
866-755-6300

This space for recording information only

Mail Tax Statements To:  
Carl Binion  
Jean Binion  
650 North Springfield Avenue  
Chicago, IL 60624

Exempt under provisions of §E, §31-45  
Of the Real Estate Transfer Tax Law  
(35 ILCS 200/31-45)

Date \_\_\_\_\_ Buyer, Seller or Representative

Property Tax ID#: 16-11-111-025-0000

## QUITCLAIM DEED

(the purpose of this deed is to update marital status, name or title and to add spouse to title)  
Exempt under provisions of §D, §31-45 Of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)  
This conveyance, without additional consideration, modifies and supplements a deed previously recorded.

Dated this 5 day of February, 2009. WITNESSETH, that said GRANTOR, JEAN BINION formerly known as Jean Young, a now married woman who acquired title prior to marriage, residing at 650 North Springfield Avenue, Chicago, Illinois 60624, 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 GRANTEES, CARL BINION and JEAN BINION, husband and wife as tenants by the entirety, residing at 650 North Springfield Avenue, Chicago, Illinois 60624, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 650 North Springfield Avenue, Chicago, Illinois 60624, and legally described as follows, to wit:

LOT 4 IN BLOCK 6 IN FITCHE'S SUBDIVISION OF BLOCKS 5, 6 AND 11 OF F. HARDINGS SUBDIVISION WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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 TO JEAN YOUNG BY DEED FROM CHICAGO TITLE AND TRUST COMPANY DATED DECEMBER 23, 1987 AND RECORDED JANUARY 25, 1984 AS DOCUMENT NUMBER 76942668 IN COOK COUNTY, ILLINOIS.

Property Address: 650 North Springfield Avenue, Chicago, Illinois 60624  
The legal description was obtained from a previously recorded instrument.

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 Grantee of the date first written above.

GRANTOR:

Jean Binion  
JEAN BINION  
formerly known as Jean Young

GRANTEES:

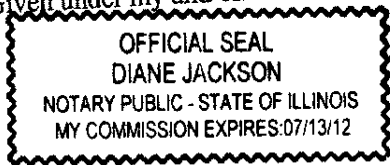
Jean Binion  
JEAN BINION  
Carl Binion  
CARL BINION

STATE OF ILLINOIS

COUNTY OF COOK

I, Diane Jackson, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JEAN BINION formerly known as Jean Young, as Grantor and JEAN BINION and CARL BINION, as Grantees, 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 5 day of February, 2009.



Diane Jackson 7-13-2012  
Notary Public My commission expires:

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein 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 /or their agents, no boundary survey was made at the time of this conveyance. PREPARER NOT RESPONSIBLE FOR CLOSING.

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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 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 2-5- \_\_\_\_\_, 2009.

Signature: Jean Benin  
Grantor or Agent

Subscribed and sworn to before me  
by the said Jean Benin  
this 5 day of February, 2009

Notary Public Diane Jackson



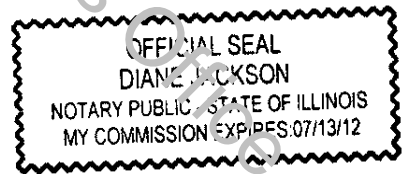
The Grantee of his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2-5 \_\_\_\_\_, 2009

Signature: Jean Benin, Carl Benin  
Grantee or Agent

Subscribed and sworn to before me  
by the said Jean Benin, Carl Benin  
this 5 day of February, 2009

Notary Public Diane Jackson



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.)