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LEGAL FORMS

No. 229 REC
February 1996



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1999-11-10 14:56:32
Cook County Recorder 25.50

QUIT CLAIM DEED
JOINT TENANCY
Statutory (Illinois)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR(S)

THOMAS E. FLANAGAN AND TIMOTHY S. FLANAGAN

of the City VILLAGE of FOREST PARK County of COOK State of ILLINOIS for the

consideration of 10.00 DOLLARS, and other good and valuable considerations _____ in hand paid, CONVEY(S) S and QUIT CLAIM(S)

S to TIMOTHY SEAN FLANAGAN AND MORNA MARGARET FLANAGAN
1408 ELGIN AVENUE, FOREST PARK, IL 60130

(Name and Address of Grantees)

not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in COOK County, Illinois, commonly known as 1408 ELGIN AVENUE, legally described as:

LOTS FORTY-THREE(43) AND FORTY-FOUR(44) IN FRANK THOMPSON'S RESUBDIVISION OF LOTS 1, TO 48 BOTH INCLUSIVE, OF BLOCK NINE(9) OF BRADISH AND MIZNER'S ADDITION TO RIVERSIDE, A SUBDIVISION OF THE EAST HALF(1/2) OF THE NORTHEAST QUARTER(1/4) OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 12, 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 said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 15-24-212-005-0000

Address(es) of Real Estate: 1408 ELGIN AVENUE, FOREST PARK, IL 60130

DATED this: 25TH day of OCTOBER, 1999

Please print or type name(s) below signature(s)

THOMAS E. FLANAGAN

(SEAL)

TIMOTHY SEAN FLANAGAN

(SEAL)

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

(SEAL)

(SEAL)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS E. FLANAGAN & TIMOTHY SEAN FLANAGAN

IMPRESS SEAL HERE

personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEY signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

1/3

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Given under my hand and official seal, this 25th day of October 1999

Commission expires 10-11-1999

Louise H. Flanagan
NOTARY PUBLIC

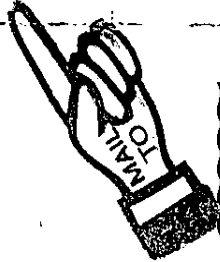
This instrument was prepared by MORNA M. FLANAGAN, 1408 ELGIN AVE., FOREST PARK, IL 60130
(Name and Address)

MAIL TO: { Mr. + Mrs. Flanagan (Name)
1408 Elgin Ave. (Address)
Forest Park, Il 60130 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
TIMOTHY S & MORNA M FLANAGAN (Name)
1408 ELGIN AVENUE (Address)
FOREST PARK, IL 60130 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

Exempt under provisions of Paragraph 4
Real Estate Transfer Tax Act
10/25/99 Date
Buyer, Seller or Representative



"OFFICIAL SEAL"
LOUISE H. FLANAGAN
Notary Public, State of Illinois
My Commission Exp. 10/11/2002

Property Cook County Clerk's Office

Quit Claim Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

THOMAS E. FLANAGAN & TIMOTHY SEAN FLANAGAN
TO

TIMOTHY SEAN FLANAGAN & MORNA M. FLANAGAN

GEORGE E. COLE
LEGAL FORMS

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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 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 NOV 4, 1999 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said [Signature] this 4th day of Nov, 1999
Notary Public [Signature]
"OFFICIAL SEAL"
PATRICIA M. SAGE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/30/2001

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 NOV 4, 1999 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said [Signature] this 4th day of Nov, 1999
Notary Public [Signature]
"OFFICIAL SEAL"
PATRICIA M. SAGE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/30/2001

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.]