

**QUIT CLAIM DEED**



Doc#: 1011712018 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/27/2010 08:59 AM Pg: 1 of 3

5587101 (502) 200

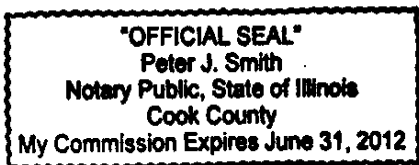
**THE GRANTOR, SEAN BANKS** of the County of Cook and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, **CONVEYS AND QUIT CLAIMS** to **DENISE BANKS, GRANTEE**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*divorced & not since remarried.*  
See Attached Legal Description

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

Permanent Real Estate Index Number(s): 17-22-110-035-1036

Address of Real Estate: 1435 South Prairie, Unit M, Chicago, Illinois 60605



DATED this 11 day of December, 2009

Sean Banks  
SEAN BANKS

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 SEAN BANKS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11 day of December, 2009.

Commission expires June 31, 2012

Peter J. Smith  
Notary Public

This instrument was prepared by: Ira I. Silverstein, 111 W. Washington, Suite 1760, Chicago, Illinois 60602

MAIL TO:  
Denise Banks  
1435 S. Prairie, Unit M  
Chicago, IL 60605

SEND SUBSEQUENT TAX BILLS TO:  
Denise Banks  
1435 S. Prairie, Unit M, Chicago, IL 60605

EXEMPT FROM TAX UNDER THE PROVISIONS OF PARAGRAPH E OF SECTION 200 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH E OF SECTION 200 OF THE COOK COUNTY TRANSFER TAX ORDINANCE AND THE CITY OF CHICAGO. 200.1286  
4-13-10

55668

804334

Date Buyer, Seller or Representative

3  
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**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY****ORDER NUMBER:** 1401 008487101 LND**STREET ADDRESS:** 1435 SOUTH PRAIRIE AVENUE

UNIT M

**CITY:** CHICAGO **COUNTY:** COOK**TAX NUMBER:** 17-22-110-035-1036**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NUMBER (S) M IN PRAIRIE PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION IN THE NORTHWEST 1/4 FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST 1/4 OF LOT 1 IN SAID PRAIRIE PLACE TOWNHOMES SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 56.00 FEET ALONG THE NORTHERLY EXTENSION THEREOF; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 1240.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 102.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 68.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 AS DOCUMENT NUMBER 96318235; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT AS CREATED AND SET OUT IN THE GRANT OF EASEMENT, DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080034.

**PARCEL 3:**

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT AS CREATED AND SET OUT IN THE GRANT OF EASEMENT, DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080035.

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

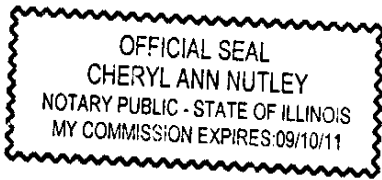
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 April 13, 2010 Signature: *Sean Bank*  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 13<sup>th</sup> day of April

2010  
*[Signature]*  
Notary Public



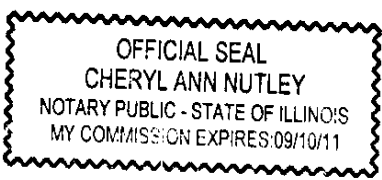
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 13, 2010 Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 13<sup>th</sup> day of April

2010  
*[Signature]*  
Notary Public



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.]