

UNOFFICIAL COPY

QUIT CLAIM DEED ILLINOIS STATUTORY



Doc#: 1012518005 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/05/2010 10:18 AM Pg: 1 of 3

THE GRANTOR(S), Peter R. Szponder and Christopher B. Szponder, not as tenants in common, but in Joint Tenancy with the Right of Survivorship, of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIMS to 104 W. Ridge Ave., LLC, an Illinois limited liability company all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 7 IN FLYNN'S SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 11 LYING NORTH OF THE SOUTH 1811 FEET THEREOF AND LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF THE NORTHWEST ¼, 639.70 FEET SOUTH OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE NORTHWEST ¼, 249.82 FEET SOUTH OF THE NORTHWEST CORNER THEREOF (EXCEPT THAT PART OF A TRACT LYING EAST OF A LINE 233 FEET EAST OF AND PARALLEL WITH THE WEST LINE THEREOF AND NORTH OF THE NORTH LINE OF THE SOUTH 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

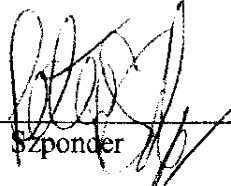
SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2009, second installment and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

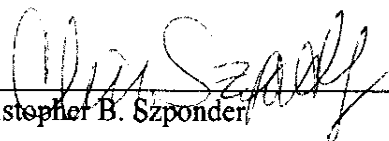
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 03-22-101-012-0000


Address(es) of Real Estate: 104 W. Ridge Avenue, Prospect Heights, IL 60070

Dated this 1st day of April, 2010


Peter R. Szponder


Christopher B. Szponder

Exempt from transfer taxes pursuant to the applicable provisions of the State of Illinois Transfer Act. This deed is exempt under Illinois Compiled Statutes, Chapter 35 ILCS, Paragraph 200/31-45 under paragraph (e) for deeds or trust documents where the actual consideration is less than \$100.

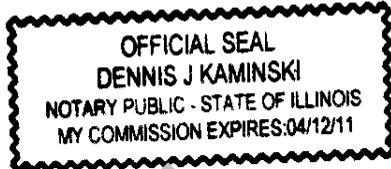
Date 4/1/2010

Authorized Representative

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peter R. Szponder is 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 1st day of April, 2010

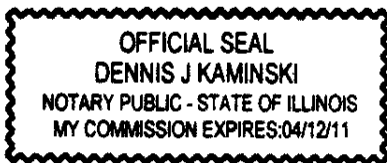


Dennis J Kaminski (Notary Public)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christopher B. Szponder is 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 1st day of April, 2010



Dennis J Kaminski (Notary Public)

Prepared By: Frank W. Jaffe
 JAFFE & BERLIN, LLC
 111 W. Washington St.
 Suite 1401
 Chicago, Illinois 60602

Mail To:
 Frank W. Jaffe
 JAFFE & BERLIN, LLC
 111 W. Washington Street, Suite 1401
 Chicago, IL 60602

Name & Address of Taxpayer:
 104 W. Ridge Ave., LLC
 Peter R. Szponder
 Christopher B. Szponder
 4190 Phyllis Road
 Northbrook, IL 60062

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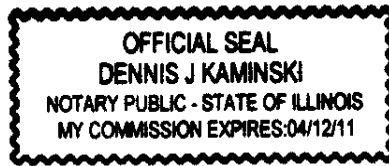
STATEMENT BY GRANTOR AND GRANTEE

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 04/01/2010

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Handwritten Name]
THIS 1st DAY OF April
2010



NOTARY PUBLIC [Handwritten Signature]

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, 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 04/01/2010

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Handwritten Name]
THIS 1st DAY OF April
2010



NOTARY PUBLIC [Handwritten Signature]

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 offence 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.]