

UNOFFICIAL COPY

QUIT CLAIM DEED

ILLINOIS STATUTORY



Doc#: 1025131081 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/08/2010 02:52 PM Pg: 1 of 4

MAIL TO:

KENT ELLIOTT NOVIT
100 NORTH LASALLE ST.
SUITE 1700
CHICAGO, ILLINOIS 60602

NAME & ADDRESS OF TAXPAYER:
JOHN & ROSEMARY FRANKLIN
2864 CALLE AVENTURA
Rancho Palos Verdes, CA 90275

RECORDER'S STAMP

THE GRANTOR(S) ANN C. FRANKLIN (never married)
of the CITY of CHICAGO County of COOK State of ILLINOIS
for and in consideration of TEN (\$10.00) DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND QUIT CLAIM(S) to JOHN A. FRANKLIN and ROSEMARY FRANKLIN, both
of 2864 Calle Aventura, Rancho Palos Verdes, California 90275, not as Tenants in Common but as
Joint Tenants.

(GRANTEE'S ADDRESS) 2864 CALLE AVENTURA
of the CITY of RANCHO PALOS VERDES County of LOS ANGELES State of CALIFORNIA
all interest in the following described real estate situated in the County of COOK, in the State of
Illinois, to wit:

(SEE ATTACHED DESCRIPTION)

NOTE: If complete legal cannot fit in this space, leave blank and attach a
Separate 8.5" x 11" sheet with a minimum of .5" clear margin on all sides.

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

Permanent Index Number(s): 14-17-226-027-1009

Property Address: UNIT GN, 908 WEST AGATITE, CHICAGO, ILLINOIS 60612 60640

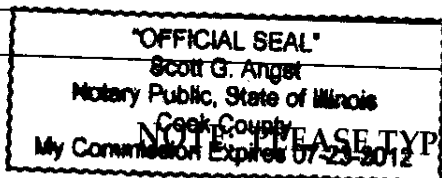
Dated this 30 day of September, 2010

ann frank (Seal)
(ANN C. FRANKLIN)

(Seal)

(Seal)

(Seal)



PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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STATE OF ILLINOIS } ss.
County of Cook }

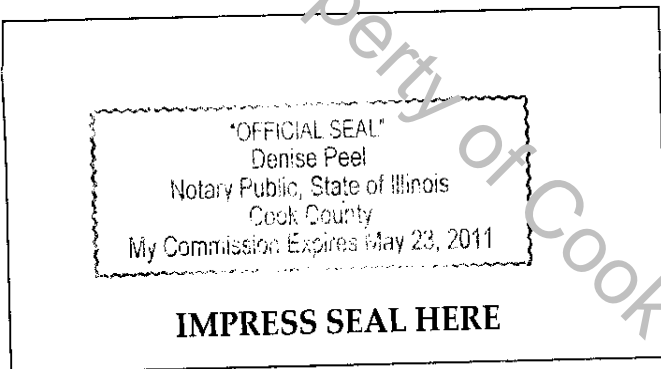
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT
ANN C. FRANKLIN

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 she _____ signed, sealed and delivered the instrument as HER 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 notarial seal, this 3 day of September, 2010.

Denise Peel
Notary Public

My commission expires on 5-23-2011.



_____ COUNTY - ILLINOIS TRANSFER STAMP

* If grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
KENT ELLIOTT NOVIT
100 NORTH LASALLE STREET
SUITE 1700
CHICAGO, ILLINOIS 60602

EXEMPT UNDER PROVISIONS OF PARAGRAPH

E SECTION 4,
REAL ESTATE TRANSFER ACT

DATE: 9/4/10
ann franklin
Signature of Buyer, Seller or Representative

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

TO

FROM

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EXHIBIT "A"

PARCEL 1:

UNIT . . . 908-G-NORTH in the AGATITE HARBOR CONDOMINIUM as delineated on a survey of the following described property:

Lots 56 and 57 in A.T. Galt's Sheridan Road Subdivision in the East 1/2 of the Northeast 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached to the Declaration of Condominium recorded as Document No. 0503119041 together with an undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to use PATIO RIGHTS P-908-NORTH, Limited Common Element, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0503119041.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Property of Cook County Clerk's Office

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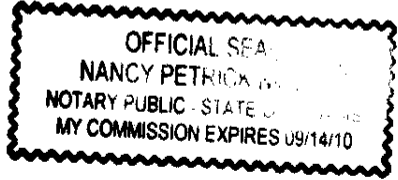
STATEMENT BY GRANTOR AND GRANTEE

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 SEPT 8, 2010

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said KENT NODDIT
This 8TH day of SEPT, 2010
Notary Public Nancy P. [Signature]

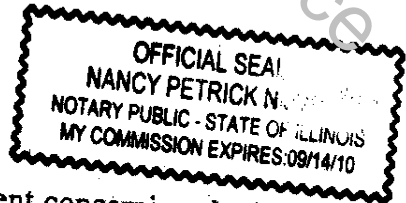


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date SEPT 8, 2010

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said KENT NODDIT
This 8TH day of SEPT, 2010
Notary Public Nancy P. [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 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.)