

# UNOFFICIAL COPY

Recording requested by:

Andrew A. Beta  
Maricar Fernandez



Doc#: 1028639076 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/13/2010 02:09 PM Pg: 1 of 3

and when recorded, please  
return this deed and tax  
statements to:

Maricar Fernandez  
3050 West Sunnyside  
Unit #2  
Chicago, IL 60625

Above reserved for official use only

## QUITCLAIM DEED

THE GRANTOR: Andrew A. Beta, a single male of the City of Chicago County of Cook, State of Illinois FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, conveys and quitclaims to Maricar Fernandez, a single female whose address is 3050 West Sunnyside, Unit #2 of the City of Chicago County of Cook, State of Illinois all interest in the following described real estate:

Unit 3050-2 in the Sunnyside Manor Condominium, as delineated on a survey of the following described tract of land:  
Lot 23 Block 50 in Northwest Land Association Subdivision of the West Half of the Northwest Quarter of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian ( except Right of Way of the Northwest Railroad Company ) in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded August 9, 2005 as Document Number 0522132058; together with its undivided percentage interest in the Common Elements, in Cook County, Illinois

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever, so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Permanent Index Number(s) 13-13-119-035-1002

Property Address: 3050 West Sunnyside, Unit #2, Chicago, IL, 60625

EXECUTED this day of August 12, 20 10

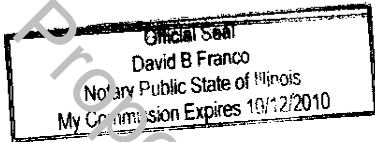
Andrew A. Beta  
Andrew A. Beta  
Type or print name

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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 Andrew A. Beta subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he (she or they) signed and delivered the instrument as his (her or 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 hand and notarial seal, this 12th day of August, 2010.



Signature of Notary Public

David B. Franco  
Printed Name of Notary

My commission expires on October 12, 2010.

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

NAME & ADDRESS OF PREPARER:

James Erwin  
Erwin & Associates LLC  
4043 N Ravenswood Ste 208  
Chicago IL 60613

EXEMPT under provisions of Paragraph E  
Section 31-45, Property Tax Code.

Date: Oct. 6 2010

Buyer, Seller or Representative

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

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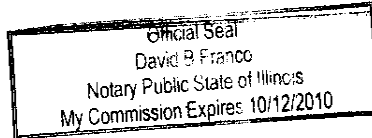
## STATEMENT BY GRANTOR AND GRANTEE

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 August 13, 2010

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 4th day of OCTOBER, 2010  
Notary Public [Signature]

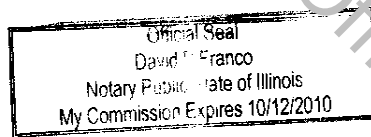


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 4th day of OCTOBER, 2010  
Notary Public [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.)