

UNOFFICIAL COPY

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

James Binder
430 Beloit Ave
Forest Park, IL 60130



Doc#: 1029547046 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/22/2010 12:38 PM Pg: 1 of 3

NAME & ADDRESS OF TAX PAYER:

James Binder
430 Beloit Ave
Forest Park, IL 60130

THE GRANTOR(S)

MMBC Investments LLC, PO Box 243, Marengo, IL 60152, of the County of McHenry of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to James A Binder, 430 Beloit Ave, Forest Park, IL 60130, of the County of Cook and the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 1 and the exclusive right to use limited common element P-1 together with its undivided percentage interest in the common elements in 1456 N Washtenaw Condominium as delineated and defined in the Declaration recorded as Document Number 0626431085, in the Northwest ¼ of the Northeast ¼ of Section 1, Township 39 North, Range 13, 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 the above granted premises unto the parties of the second part forever, not as joint tenants or tenants by the entirety, but as tenants in common.

Permanent Index Number(s): 16-01-209-041-1001

Property Address: 1456 N Washtenaw Ave Unit 1, Chicago, Cook County, IL 60622

Dated this 21 day of October, 20 10.



(Seal)
**Alexander Fonske, member/manager
of MMBC Investments LLC**

(Seal)
(Print or type name here)

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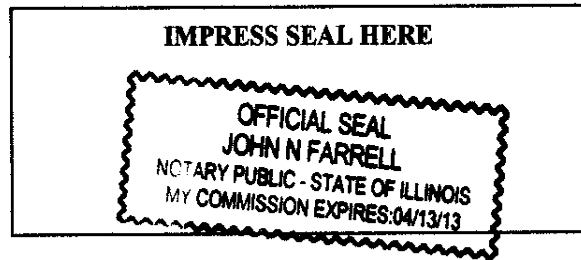
STATE OF ILLINOIS
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Alexander Fenske, member/manager of MMBC Investments LLC personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as 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 notaries seal, this 21st day of October, 2010.

John N. Farrell

Notary Public
My commission expires on 4/13/13



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

NAME AND ADDRESS OF PREPARER:

Alexander Fenske
211 Towanda St
Park Forest, IL 60466

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 4,
REAL ESTATE TRANSFER ACT.

DATE: 10/21/10

Signature of Buyer, Seller or Representative.


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

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

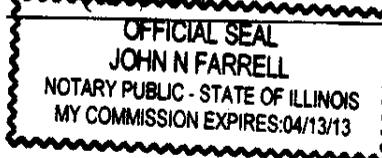
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date 10/2, 2010


Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Alex Fenske
This 2nd, day of October, 2010
Notary Public John N. Farrell

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 10/2, 2010


Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Alex Fenske
This 2nd, day of October, 2010
Notary Public John N. Farrell

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.)