

# UNOFFICIAL COPY



Doc#: 1102750019 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/27/2011 11:46 AM Pg: 1 of 3

## QUIT CLAIM DEED Statutory (Illinois) (Individual to Individual)

Above Space for Recorder's use only

THE GRANTOR(S), James Furner and Sylvia E. Furner, as husband and wife,

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid,

CONVEYS AND QUIT CLAIMS to James M. Furner, as trustee, or his successor, of the James M. Furner Declaration of Trust dated Jan. 21, 2011

3823 N. Ashland, Unit 303, Chicago, IL 60613  
Grantee's Address

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: Unit 303 and P-14, in the 3823 North Ashland Condominium, as delineated on a plat of survey of the following described tract of land: Lots 17 and 18 in Block 6 in Lake View High School Subdivision, a subdivision of the northwest quarter of the northwest quarter of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, (except that part of said lots lying within the west 50 feet of Section 20 aforesaid taken for widening of Ashland Avenue), which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded November 23, 2007, as document 0733222072, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2: The exclusive right to the use of storage space, S-3B and S-1, as a limited common elements, as set forth in the Declaration of Condominium, and survey attached thereto.

SUBJECT TO:

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

Permanent Index Number(s): 14-20-105-055-1009 & 14-20-105-055-1036

Address(es) of Real Estate: 3823 N. Ashland, Unit 303, Chicago, IL 60613

Dated this 21st day of January, 2011.

(SEAL)

(SEAL)

James Furner

Sylvia E. Furner

(SEAL)

(SEAL)

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QUIT CLAIM DEED  
Statutory (Illinois)

TO

STATE OF ILLINOIS

COUNTY OF Cook

IMPRESS  
SEAL  
HERE



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES FURNER and SYLVIA E. FURNER, as husband and wife are 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 said instrument as 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 official seal this 21st day of January, 2011.

Commission expires 10-3-2011  
Mollie Whitehead  
NOTARY PUBLIC

This instrument prepared by Michael H Erde, 4801 West Peterson-Suite 412, Chicago, IL 60646

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Michael H. Erde

James M. Furner

4801 West Peterson- Suite 412

3823 N. Ashland, Unit 303

Chicago, IL 60646

Chicago, IL 60613

COUNTY-ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
e SECTION 31-45, REAL ESTATE  
TRANSFER TAX LAW

Buyer, Seller or Representative Mollie Whitehead DATE: 1-21-11

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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 Jan. 21, 2011 Signature: *Sylvia Furner*  
Grantor or Agent

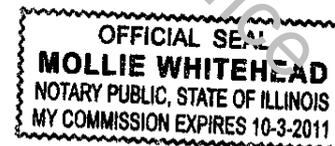
Subscribed and Sworn to before me  
by the said Sylvia Furner  
this 21 day of Jan. 2011  
Mollie Whitehead  
Notary Public



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 Jan. 21, 2011 Signature: *James Furner*  
Grantee or Agent

Subscribed and Sworn to before me  
by the said James Furner  
this 21 day of Jan. 2011  
Mollie Whitehead  
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 or 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).