

UNOFFICIAL COPY



Doc#: 1106731108 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/08/2011 04:09 PM Pg: 1 of 4

**QUITCLAIM DEED**  
**Illinois Statutory**

Grantor Capital Formation Group, Inc., an Illinois corporation with offices at 900 Ogden Avenue #131, Downers Grove, Illinois 60515, by its President Nancy Dunn, for and in consideration of the sum of ten (\$10.00) and 00/100 dollars and other good and valuable consideration, in hand paid, conveys and quit claims to Nancy Dunn, a divorced woman not since remarried, residing at 4900 Chase Avenue, Downers Grove, Illinois 60515, all interest and title of Grantor in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

Permanent Real Estate Index Number: 20-30-428-023-0000

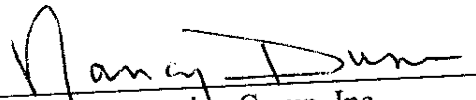
Address of Real Estate: 7814 South Winchester, Chicago, Illinois 60620

NOTE: This transfer is exempt pursuant to the provisions of the Real Estate Transfer Act, 35 ILCS 200/31-45 (e), Cook County Real Property Tax Ordinance Section (e), and Section (e) of the Chicago Real Property Transfer Tax Ordinance.

This instrument also shall serve to correct the deed dated March 24, 2009, recorded March 25, 2009 as Document Number 0908434020, by attesting that at the time of conveyance Nancy Dunn was a divorced woman, not since remarried.

In Witness thereof, said Grantor caused her name to be signed to these presents this 1<sup>st</sup> day of March 2011.

BY:

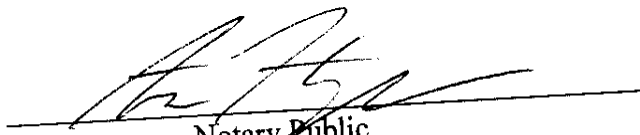
  
Capital Formation Group, Inc.  
By Nancy Dunn, Its President

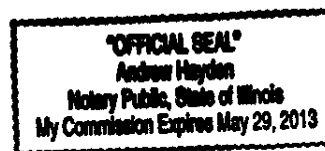
## UNOFFICIAL COPY

State of Illinois        )  
                                   ) SS  
 County of Cook        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Nancy Dunn, in the capacity noted above, and 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 said instrument as her free and voluntary act, in the capacity noted above, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of March 2011

  
 Notary Public



This Instrument was prepared by:

Ivy Dilworth  
 Attorney at Law  
 P. O. Box 20676  
 Chicago, Illinois 60620

Mail to:

Nancy Dunn  
 4900 Chase Avenue  
 Downers Grove, Illinois 60515-3216

Send subsequent tax bills to:

Nancy Dunn  
 4900 Chase Avenue  
 Downers Grove, Illinois 60515-3216

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 5 (EXCEPT THE NORTH 15 FEET THEREOF) AND THE NORTH 19 FEET 6 INCHES OF LOT 6 IN MCMAHON AND HOBAN'S RESUBDIVISION OF LOTS 1 TO 19 OF OTTO MILLER'S SUBDIVISION OF THE EAST ½ OF BLOCK 57 OF DEWEY AND VANCE'S SUBDIVISION OF THE SOUTH ½ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-30-428-023-0000

For informational purposes only, the subject parcel is commonly known as:

7814 South Winchester, Chicago, IL 60620

LAWYERS TITLE INSURANCE CORPORATION

Burnet Title • 9450 Bryn Mawr Avenue, Suite 700 • Rosemont, IL 60018

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor affirms that, to the best of her knowledge, the Grantee shown on the Deed for the property at 7814 South Winchester, Chicago, Illinois 60620 is either a natural person, an Illinois company or corporation or a foreign company or 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 another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

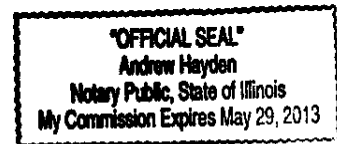
Dated March 1<sup>st</sup>, 2011

Signature: \_\_\_\_\_

Nancy Dunn  
Capital Formation Group, Inc., Grantor  
By Nancy Dunn, Its President

Subscribed and sworn to before me by Nancy Dunn this 1 day of March, 2011

Notary Public \_\_\_\_\_



The Grantee affirms and verify that the Grantor shown on the Deed for the property at 7814 South Winchester, Chicago, Illinois 60620 is either a natural person, an Illinois company or corporation or a foreign company or 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 another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

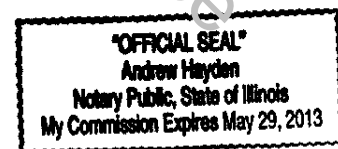
Dated March 1<sup>st</sup>, 2011

Signature: \_\_\_\_\_

Nancy Dunn  
Nancy Dunn, Grantee

Subscribed and sworn to before me by Nancy Dunn this 1<sup>st</sup> day of Dated March 1, 2011

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 for subsequent offenses.*

*(Attached to Deed or ABI to be recorded in Cook County, Illinois if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)*