

2075

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Doc#: 1118810027 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/07/2011 11:31 AM Pg: 1 of 3

After Recording Return to:
First America Title Co.
6755346n

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

This instrument was prepared under the supervision of:
P. DeSantis, Esq.
By: Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33111
866-755-6300

This space for recording information only

Mail Tax Statements To:
Katherine F. Gnapp, Trustee
3447 North Claremont Avenue
Chicago, IL 60618

Exempt under provisions of §E, §31-45
Of the Real Estate Transfer Tax Law
(35 ILCS 200/31-45)
11-24-2010 *Cynthia Chellala*
Date Buyer, Seller or Representative

Property Tax ID#: 14-19-309-005-0000

QUITCLAIM DEED

(the purpose of this deed is put property into trust)

Dated this 23 day of November 2010. WITNESSETH, that said GRANTOR, KATHERINE F. GNAPP, individually and as surviving spouse of Lawrence J. Gnapp, Deceased (04/05/2010) residing at 3447 North Claremont Avenue, Chicago, IL 60618, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto GRANTEE, KATHERINE F. GNAPP, as Trustee of the Katherine F. Gnapp Trust dated 26, 2002, and any amendments thereto, residing at 3447 North Claremont Avenue, Chicago, IL 60618, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 3447 North Claremont Avenue, Chicago, IL 60618, and legally described as follows, to wit:

LOT 5 IN BLOCK 7 IN C. I. YERKES SUBDIVISION OF BLOCKS 33 TO 36 INCLUSIVE AND BLOCKS 41 TO 44 INCLUSIVE IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST ¼ OF THE NORTHEAST ¼, THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE EAST ½ OF THE SOUTHEAST ¼ THEREOF) OF COOK COUNTY, ILLINOIS.

SUBJECT TO ALL MATTERS OF RECORD.

GNAPP
42931025 IL
FIRST AMERICAN ELS
QUIT CLAIM DEED

S Y
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INT _____

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BEING THE SAME PROPERTY AS CONVEYED TO LAWRENCE J. GNAPP AND KATHERINE F. GNAPP, HUSBAND AND WIFE, FROM 3447 N. CLAREMONT, LLC, BY WARRANTY DEED DATED 01/10/2006 AND RECORDED 02/08/2006 AS DOCUMENT NO. 0603955089 IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.

Property Address: 3447 North Claremont Avenue, Chicago, IL 60618
The legal description was obtained from a previously recorded instrument.

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

IN TESTIMONY WHEREOF, WITNESS the signatures of the Grantor and Grantee of the date first written above.

GRANTOR:

Katherine F. Gnapp
KATHERINE F. GNAPP, individually
and as surviving spouse of
Lawrence J. Gnapp, Deceased

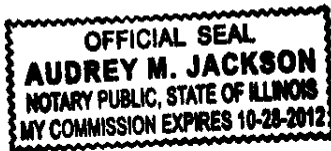
GRANTEE:

Katherine F. Gnapp
KATHERINE F. GNAPP, as Trustee of the
Katherine F. Gnapp Trust dated 26, 2002

STATE OF ILLINOIS) COUNTY OF Cook

I, Audrey M. Jackson, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that KATHERINE F. GNAPP, individually and as surviving spouse of Lawrence J. Gnapp, Deceased, as Grantor and KATHERINE F. GNAPP, as Trustee of the Katherine F. Gnapp Trust dated 26, 2002, as Grantee, personally known to me to be the same person whose names are 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my and official seal this 23rd day of November, 2010.



Audrey M. Jackson
Notary Public My commission expires:

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**


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STATEMENT BY GRANTOR AND GRANTEE

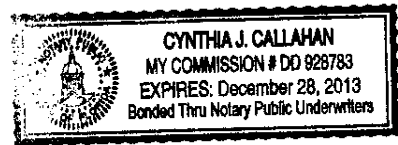
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorize to do business or acquire and hold title to real estate 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 11/24/2010, 20 .

Signature: _____


Grantor or Agent

Subscribed and sworn to before me
by the said Megan Renka
this 24 day of November, 2010



Notary Public Cynthia J. Callahan

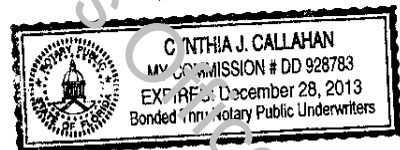
The Grantee of his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated 11/24/2010, 20 .

Signature: _____


Grantee or Agent

Subscribed and sworn to before me
by the said Megan Renka
this 24 day of November, 2010



Notary Public Cynthia J. Callahan

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.)