

# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED ILLINOIS STATUTORY



1127322036

Doc#: 1127322036 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/30/2011 09:45 AM Pg: 1 of 4

THE GRANTOR(S), Armando Moreno 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, CONVEY(S) and QUIT CLAIMS to Abacus Financial Services, LLC, an Illinois Limited Liability Company (GRANTEE'S ADDRESS) <sup>1200 W. Ashland Ave. Ste 302</sup> 2042 W. Chicago, Chicago, Illinois 60622 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See exhibit A

### SUBJECT TO:

This is not homestead property..

Permanent Real Estate Index Number(s): 16-02-305-043-~~0000~~<sup>1004</sup>  
Address(es) of Real Estate: 1100 N. Lawndale, Unit 3, Chicago, Illinois 60622

Dated this 30th day of August, 2007

  
Armando Moreno

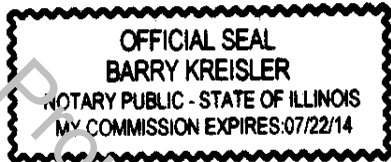
Proprietary Cook County Clerk's Office

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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, CERTIFY THAT Armando Moreno personally known to me to be the same person(s) whose name(s) 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 30th day of August, 2007.



*[Signature]*  
\_\_\_\_\_  
(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: 9/29/11

*[Signature]*  
\_\_\_\_\_  
Signature of Buyer, Seller or Representative

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**Prepared By:** Barry Kreisler  
3001 W. Armitage Ave.  
Chicago, Illinois 60647

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**Mail To:**  
Abacus Financial Services, LLC  
~~2042 W. Chicago~~ *1200 N. Ashland Ave Ste 502*  
Chicago, Illinois 60622

**Name & Address of Taxpayer:**  
Abacus Financial Services, LLC  
~~2042 W. Chicago~~ *1200 N. Ashland Ave Ste 502*  
Chicago, Illinois 60622

Property of Cook County Clerk's Office

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EXHIBIT A

## LEGAL DESCRIPTION

For the premises commonly known as

1100 N. Lawndale, Unit 3, Chicago, IL 60622

LOT 30 IN BLOCK 3 IN TREAT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623510030, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

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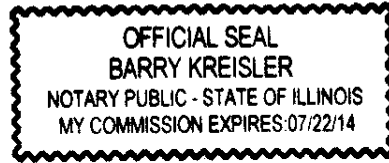
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 9/29/11

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID  
THIS 29th DAY OF September,  
2011.



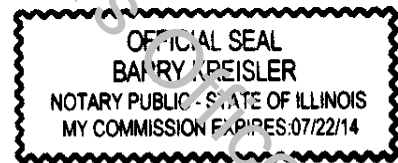
NOTARY PUBLIC [Signature]

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 and hold title to real estate under the laws of the State of Illinois.

Dated 9/29/11

Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID  
THIS 29th DAY OF September,  
2011.



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.]