

# UNOFFICIAL COPY

## QUIT CLAIM DEED



Doc#: 1130013034 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/27/2011 01:53 PM Pg: 1 of 5

THIS INDENTURE WITNESSETH,

That the Grantor, **PAT FLICKINGER**  
and **APRIL FLICKINGER** (formerly  
known as April Kwasny), husband and  
wife, of the City of Chicago in the  
County of Cook and State of Illinois,

for and in consideration of the sum of  
Ten Dollars (\$10.00) and other good and  
valuable consideration, the receipt of  
which is hereby acknowledged,

CONVEYS AND QUIT CLAIMS to

THE ABOVE SPACE FOR RECORDER'S USE ONLY

**PAT FLICKINGER and APRIL FLICKINGER, husband and wife**, as tenants  
by the entirety and not as joint tenants and not as tenants in common, whose address is 1708  
West North Avenue, Unit C-3 and GU-3, Chicago, Illinois,

all interest in the following described real estate, situated in the County of Cook, State of Illinois,  
to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Permanent Index Number: 14-31-429-057-1008  
14-31-429-057-1015

Common Address: 1708 West North Avenue, Unit C-3 and GU-3, Chicago, Illinois

Dated this 1<sup>st</sup> day of November, 2010.

Exempt under provisions of Paragraph E,  
Section 4, Real Estate Transfer Tax Act.

  
Pat Flickinger

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IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal as of the 1<sup>st</sup> day of November, 2010.

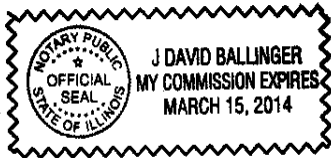
By: *Pat Flickinger*  
Pat Flickinger

By: *April Flickinger*  
April Flickinger

STATE OF ILLINOIS)  
) SS  
COUNTY OF COCK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Pat Flickinger and April Flickinger, personally known to me to be the same persons whose name are subscribed to the foregoing instrument as having executed the same, 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 Notarial Seal this 26<sup>th</sup> day of November, 2010.



*J. David Ballinger*  
Notary Public

After, Recording, Mail to:

J. David Ballinger, Esq.  
Law Offices of J. David Ballinger, P.C.  
159 N. Marion #219  
Oak Park, Illinois 60301

Send Subsequent Tax Bills to:

Pat Flickinger  
1708 W. North Avenue, Unit C-3  
Chicago, Illinois 60622


This instrument was prepared by: J. David Ballinger, Esq.  
Whose address is: 159 North Marion #219, Oak Park, Illinois 60301

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## EXHIBIT A

### Legal Description

Property of Cook County Clerk's Office



**UNOFFICIAL COPY**

0010313869

**Legal Description**

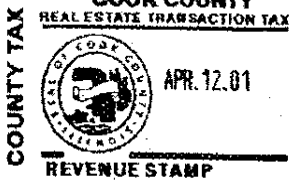
of premises commonly known as 1708 W. North Avenue, Unit C-3, Chicago, IL. 60622

Parcel 1: Units C3 and GU-3 in the 1700 West North Avenue Residential Building Condominium as delineated on a survey of the following described real estate:

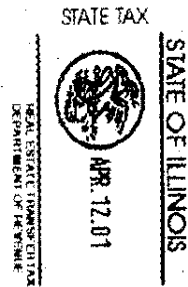
Lots 83, 84, 85 and 86 taken as a tract (except the north 42.50 feet of the east 81.73 feet thereof) and except commercial units as situated on the first floor of the 1700 West North Avenue building, lying above a horizontal plane of elevation 19.72 feet assumed and lying below a horizontal plane of elevation 29.72 feet assumed) in Fitch's Resubdivision of Block 26 in Sheffield's Addition to Chicago, in Cook County, Illinois, in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached to the Declaration of Condominium recorded as document 00166327, together with an undivided percentage interest in the common elements.

Parcel 2: Non-exclusive easement for access and ingress and egress for the benefit of Parcel 1 over portions of the "Commercial Property" created by the Declaration of Covenants, Conditions, Restrictions, and Reciprocal Easements recorded as document 00166328 and shown on the survey attached as exhibit "D" to the Declaration of Condominium.



REAL ESTATE TRANSFER TAX
0015750
FP326670



City of Chicago  
Dept. of Revenue  
248386  
04/09/2001 15:30 Batch 06526 37

Real Estate  
Transfer Stamp  
\$2,362.50

REAL ESTATE TRANSFER TAX
0031500
FP326669



SEND SUBSEQUENT TAX BILLS

MAIL TO: { Ms. Lisa Turano  
(Name)  
6501 W. Roosevelt Rd.  
(Address)  
Berwyn, IL. 60402  
(City, State and Zip)

Mr. Pat Flickinger  
(Name)  
1708 W. North Avenue, C-3  
(Address)  
Chicago, IL. 60622  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. ....



**UNOFFICIAL COPY**  
**First American**

First American Title Insurance Company  
27755 Diehl Road  
Wauernville, IL 60555

**STATEMENT BY GRANTOR AND GRANTEE**

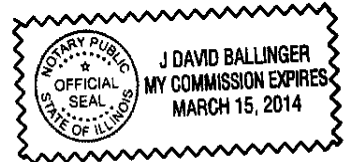
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 November 1, 2010

Signature   
Grantor or Agent

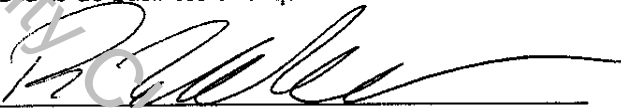
Subscribed and sworn to before me by the said Patrick Flickinger affiant  
this 1st day of November, 2010

Notary Public 

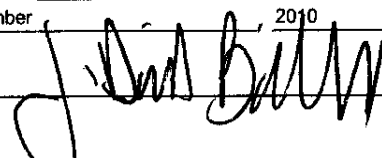


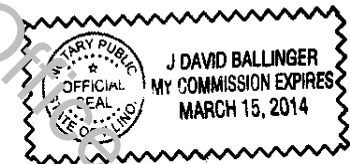
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 1, 2010

Signature   
Grantor or Agent

Subscribed and sworn to before me by the said Patrick Flickinger affiant  
this 1st day of November, 2010

Notary Public 



Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)