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THIS INSTRUMENT PREPARED BY &
AFTER RECORDING RETURN TO:

Heather Begley
LAW OFFICES OF JEFFREY J. KROLL
10 S. LaSalle St.
Suite 3702
Chicago, IL 60603

Doc#: 1200545011 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2012 10:56 AM Pg: 1 of 4

**QUIT CLAIM DEED
JOINT TENANCY
Statutory (ILLINOIS)
(Individual to Individual)**

THIS INDENTURE, made as of December 21, 2011, from **HEATHER A. BEGLEY**, having an address of 12533 S. 75th Avenue, Palos Heights, Illinois 60463 ("Grantor"), to **CIARAN S. BEGLEY and HEATHER A. BEGLEY, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety**, having an address of 12533 S. 75th Avenue, Palos Heights, Illinois 60463 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to his successors and assigns in Fee Simple forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and with its successors and assigns, that it has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations or record and otherwise.

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EXHIBIT A

LEGAL DESCRIPTION

LOT 4 IN BLOCK 87 IN ROBERT BARTLETT'S HOMESTEAD DEVELOPMENT NO. 10, BEING A SUBDIVISION OF THAT PART LYING EAST OF THE EAST LINE OF SOUTH 76th AVENUE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 23-25-420-004-0000

PROPERTY ADDRESS: 12533 S. 75th AVE.
PALOS HEIGHTS, IL 60463

MAIL TAX BILL TO: CIARAN AND HEATHER BEGLEY
12533 S. 75th AVE.
PALOS HEIGHTS, IL 60463

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

Dated 5th JAN-2012
Signature: Heather A. Begley (Grantor or Agent)

Subscribed and sworn to before me by the
said HEATHER A. BEGLEY
this 5 day of JANUARY - 2012

S Shah (Notary Public)



Commission Number: 686905

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 5th JAN-2012
Ciaran Begley (Grantee or Agent)

Subscribed and sworn to before me by the
said CIARAN BEGLEY
this 5 day of JANUARY - 2012

S Shah (Notary Public)



Commission Number: 686905

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.