

# UNOFFICIAL COPY



## QUIT CLAIM DEED

STATUTORY  
(ILLINOIS)

Doc#: 1226356001 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/19/2012 09:43 AM Pg: 1 of 3

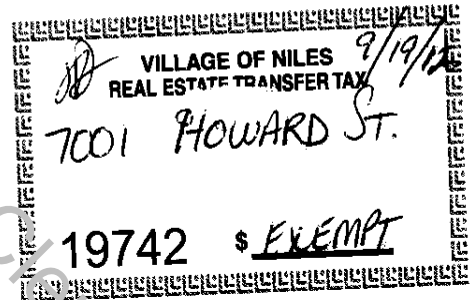
INDIVIDUAL  
TO  
INDIVIDUAL  
(TENANTS BY THE ENTIRETY)

THE GRANTOR (S),  
ROSE FORTUNA, A WIDOW NOT SINCE REMARRIED,  
Of the County of Cook, State of Illinois, for the consideration of TEN DOLLARS AND  
00/100 (\$10.00), in hand paid CONVEY (S) AND QUIT CLAIM (S) to ROSE FORTUNA, A  
WIDOW NOT SINCE REMARRIED, ANTHONY J. FORTUNA, NICHOLAS P. FORTUNA AND  
FRANK FORTUNA, not as Tenants in Common, but as JOINT TENANTS all interest in the  
following described Real Estate situated in the County of Cook in the State of Illinois, to  
wit:

LOT 18 AND THE EAST 1/2 OF LOT 19 IN BLOCK 1 IN TALMAN AND THEILE'S  
HOWARD AVENUE NILES SUBDIVISION IN SOUTHWEST FRACTIONAL QUARTER  
(1/4) OF FRACTIONAL SECTION 30, TOWN 41 NORTH, RANGE 13, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF COOK, IN THE  
STATE OF ILLINOIS.

PERMANENT INDEX NUMBER: 10-30-302-034-0000

PROPERTY ADDRESS: 7001 HOWARD STREET  
NILES, IL 60714



Hereby releasing and waiving all rights under and by virtue of the HOMESTEAD  
EXEMPTION LAWS of the State of Illinois. TO HAVE AND TO HOLD AS JOINT  
TENANTS FOREVER.

Dated this 14 day of September, 2012.

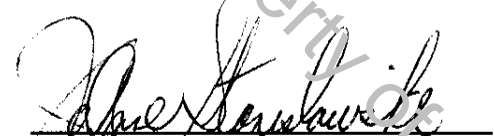
Rose Fortuna  
ROSE FORTUNA

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. c and Cook County Ord. 93-0-27 par. e  
Date 09/19/12 Sign: [Signature]

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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, DO HEREBY CERTIFY that ROSE FORTUNA, a widow not since remarried, is 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, 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 14 day of September 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC

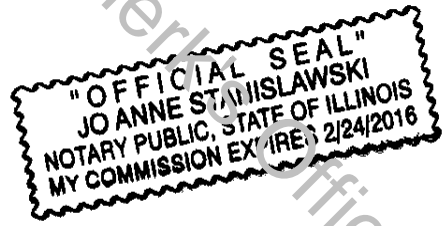
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**MAIL TO:**

**KOLPAK & LERNER**  
6767 N. Milwaukee Ave. #202  
NILES, IL 60714

**SEND SUBSEQUENT TAX BILLS TO:**

**ROSE FORTUNA**  
7001 HOWARD STREET  
NILES, IL 60714



=====

**THIS INSTRUMENT PREPARED BY:**

**KOLPAK AND LERNER**  
PAUL A. KOLPAK  
6767 N. MILWAUKEE AVE.  
SUITE #202  
NILES, ILLINOIS 60714

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

Dated 9-7-12

Signature: *Veronica Lopez*  
Grantor or Agent

Subscribed and sworn to before me  
by the said undersigned  
dated 9-7-12



Notary Public *Jo Anne Stanislawski*

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

Dated 9-7-12

Signature: *Veronica Lopez*  
Grantee or Agent

Subscribed and sworn to before me  
by the said undersigned  
dated 9-7-12



Notary Public *Jo Anne Stanislawski*

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**