QUIT CLAIM DEED Statutory (Illinois) Individual to Individual

UNOFFICIAL COPY

Doc#: 1309550037 Fee: \$42.00 RHSP Fee: \$10.00 Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 04/05/2013 03:57 PM Pg: 1 of 3

THE GRANTOR
JAMES BIGONESS, a single person
City of Chicago, County of Cook,
State of Illinois,
for and in consideration of
Ten and 00/100 DOLLARS, and other good
and valuable consideration in hand paid,

Above Space for Recorder's use only

CONVEY(S) and QUIT CLAIM(S) to GRANTEE(S)

JAMES BIGONESS, a single person, SCOTT LYNCH, single person, , and MARTIN NOLAN married to BARBARA NOLAN, as rENANTS IN COMMON, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

LOT 36 IN BLOCK 7 IN WALSH'S AND MCMULLEN'S SUBDIVISION OF THE SOUTH 3 4 OF THE SOUTHEAST 1 4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNY, ILLINOIS

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

SUBJECT TO: General real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Index Number(s): 17-20-411-027-0000

Property Address:

1842 SOUTH MORGAN STREET, CHICAGO, ILLINOIS 60608

*This is not a homestead property

DATED this: 16th day of January, 2013.

James Bigoness (Seal)

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ST. JIMOS BY GROWING RANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: January 16, 2013

wantor or Agent

Subscribed and sworn to before

me by the said Gramor

this lo day of

ر 201

OFFICIAL SEAL MAUREEN MULROE Notary Public - State of Illinois

My Commission Expires Aug 2, 2015

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: January 16, 2013

Grantee or Agent

Subscribed and sworn to before

me by the said Grante

this day of

, 2013.

OFFICIAL SEAL
MAUREEN MULROE
Otary Public - State of III

NOTARY PUBLIC

Notary Public - State of Illinois
My Commission Expires Aug 2, 2015

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.) 1

1309550037 Page: 3 of 3

STATE OF ILLINOIS) UNOFFICIAL COPY COUNTY OF COOK)

I, Maureen Mulroe, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James Bigoness, personally known to me to be the same person whose name is subscribed to the foregoing instruments, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal, this day of

(Seal)

OFFICIAL SEAL
MAUREEN MULROE
Notary Public - State of Illinois
Society Dires Aug 2, 2015

Commission Expires:

State of Illinois - Department of Revenue

STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a uransection exempt under provisions of paragraph (e), Section 4, of the Real Estate Transfer Act.

Ch. 35, Para. 200/31-45. (NO TAXABLE CONSIDERATION).

Notary Public

C/6/7/5 OFFICE

OFFICIAL SEAL
MAUREEN MULROE
Notary Public - State of Illinois
My Commission Expires Aug 2, 2015

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NAME AND ADDRESS OF PREPARER:

John G. Mulroe, P.C. Attorney at Law 6687 N. Northwest Highway Chicago, Illinois 60631

MAIL TO:

John G. Mulroe, P.C. Attorney at Law 6687 N. Northwest Highway Chicago, Illinois 60631

SEND SUBSEQUENT TAX BILLS TO:

James Bigoness, Scott Lynch & Martin Nolan 1842 S. Morgan Street Chicago, Illinois 60608