

# UNOFFICIAL COPY

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This Instrument Prepared by:  
Timothy P. McHugh, LTD  
Attorney  
360 W. Butterfield #300  
Elmhurst, IL 60126

~~Return To & Mail Tax~~  
Statements To:  
Roxanne Nelson  
2915 North Albany Avenue  
Chicago, IL 60618

Order# 16030985



Doc#: 1317944001 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/28/2013 09:58 AM Pg: 1 of 3

This space for rec

Property Tax ID#: 13251210160000

## QUITCLAIM DEED

By: *Roxanne Nelson* Tax Exempt under 35 ILCS 200/31 45(e) 4/9/13 DATED  
ROXANNE NELSON


Dated this 9 day of April, 2013. WITNESSETH, that said GRANTORS, ROXANNE NELSON, a married woman who acquired title as unmarried, herein joined by her spouse JAMES A. HAWKINSON, whose address is 2915 North Albany Avenue, Chicago, IL 60618, for and in consideration of the sum of ZERO AND 00/100 (\$0.00) DOLLARS, and other good or valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby CONVEY and QUITCLAIM to ROXANNE NELSON, a married woman, whose post office address is 2915 North Albany Avenue, Chicago, IL 60618, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 2915 North Albany Avenue, Chicago, IL 60618, and legally described as follows, to wit:

SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:



LOT 26 IN BLOCK 2, IN STORY AND ALLENS ADDITION TO CHICAGO A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13251210160000

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


REAL ESTATE TRANSFER	06/28/2013
	CHICAGO: \$0.00
	CTA: \$0.00
	TOTAL: \$0.00


13-25-121-016-0000 | 20130501606815 | P5HETM

13-25-121-016-0000   20130501606815   NM0L6S
TOTAL: \$0.00
ILLINOIS: \$0.00
COOK: \$0.00
06/28/2013
REAL ESTATE TRANSFER  

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IN TESTIMONY WHEREOF, witness the signatures of the Grantors on the date first written above.

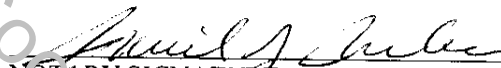
  
\_\_\_\_\_  
ROXANNE NELSON

  
\_\_\_\_\_  
JAMES A. HAWKINSON

STATE OF Illinois )  
COUNTY OF Cook )

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 9<sup>th</sup> day of April, 2013, ROXANNE NELSON and JAMES A. HAWKINSON, who are personally known to me or who have produced a passport, as identification, and who signed this instrument willingly.



  
NOTARY SIGNATURE  
My commission expires on: Sept 4, 2016

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Cook County Clerk's Office

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## STATEMENT BY GRANTORS AND GRANTEE

The grantors or their agent affirms that, to the best of his knowledge, the name of the grantees shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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<sup>th</sup>, April, 20 13 Signature: \_\_\_\_\_

Grantors or Agent

Subscribed and sworn to before  
Me by the said the above signed  
this 9 day of April,  
20 13.



NOTARY PUBLIC David J. Daciolas

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 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.

Date 9<sup>th</sup>, April, 20 13 Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before  
Me by the said the above signed  
This 9<sup>th</sup> day of April,  
20 13



NOTARY PUBLIC David J. Daciolas

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)