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Doc#: 1319216031 Fee: \$42.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2013 11:55 AM Pg: 1 of 3

Commitment Number: N01130809

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Return To:

Mail Tax Statements To: **Michael J. Broadfoot, 1639 N. CLAREMONT AVENUE,
CHICAGO, IL 60647**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-31-327-012-0000**

QUITCLAIM DEED

1639 N. CLAREMONT LLC, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Michael J. Broadfoot**, hereinafter grantee, whose tax mailing address is **1639 N. CLAREMONT AVENUE, CHICAGO, IL 60647**, all right, title, interest and claim in the following real property:

**a married man*

LOT 31 IN JOHN N. MASON'S SUBDIVISION OF THE WEST PART OF LOT 5 AND OF THE SOUTH 33 FEET OF LOT 3 IN THE ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address is: **1639 N. CLAREMONT AVENUE, CHICAGO, IL 60647**

Prior instrument reference: _____

**Near North National Title
222 N. LaSalle
Chicago, IL 60601**

1072
KH
N01130809

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Executed by the undersigned on 07-05, 2013:

1639 N. CLAREMONT LLC

By: Michael J. Broadfoot

Its: Managing Member

STATE OF IL
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 07-05-13, 2013 by Michael J. Broadfoot its _____ on behalf of **1639 N. CLAREMONT LLC** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 7-5-13

Buyer, Seller or Representative



City of Chicago
Dept. of Finance
647657



Real Estate
Transfer
Stamp

7/11/2013 10:51
dr00193

\$0.00

Batch 6,739,513

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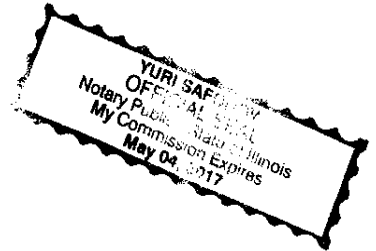
STATEMENT BY GRANTOR AND GRANTEE

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 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 07-05, 2013

Michael J. Woodford
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said GRANTOR
this 5th day of July,
2013.



NOTARY PUBLIC _____

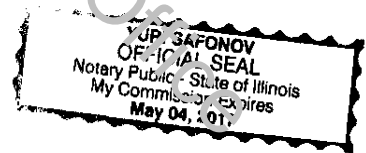


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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 07-05, 2013

Michael J. Woodford
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said GRANTEE
This 5th day of July,
2013.



NOTARY PUBLIC _____

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.)