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AFTER RECORDING MAIL TO:

J&A REALTY LLC

249 GENEVA ROAD

GLEN ELLYN, IL 60137



Doc#: 1322410040 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2013 12:23 PM Pg: 1 of 3

QUIT CLAIM DEED

On August 5, 2013 THE GRANTOR(S),

JOHN A. SKURKA, for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration convey releases and quit claims to the GRANTEE(S):

J&A REALTY LLC – MORGAN

JOHN A. SKURKA, MEMBER residing at 249 GENEVA ROAD, GLEN ELLYN, DUPAGE, County, Illinois 60137 the following described real estate, situated in 6126 S. MORGAN STREET, in the County of COOK, State of ILLINOIS.

(LEGAL DESCRIPTION)

LOT 2 IN BLOCK 1 IN BIRKHOLT'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EST OF THE PRINCIPAL MERIDIAN, EXCEPT THE NORTH 3 3/4 ACRES AND SOUTH 10 ACRES THERE OF, IN COOK COUNTY, ILLINOIS

Grantor does hereby convey, release and quit claim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 20-17-419-031-0000

City of Chicago
Dept. of Finance
649661

8/12/2013 11:56

dr00764



Real Estate
Transfer
Stamp

\$0.00

Batch 6,910,244

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Permanent Index Number: 20-17-419-031-0000

Grantor Signatures:

DATED: 8/8/13

John A. Skurka

JOHN A. SKURKA
249 GENEVA ROAD
GLEN ELLYN, Illinois
60137

STATE OF ILLINOIS, COUNTY OF DUPAGE, ss:

This instrument was acknowledged before me on this 8th day of August, 20 13 by:
John A. Skurka.

Kimberly E. Ryan
Notary Public

Client
Title (and Rank)

My commission expires on 11/09/13



Preparer Information:

Angela M. Skurka
249 Geneva Rd
Glen Ellyn IL 60137

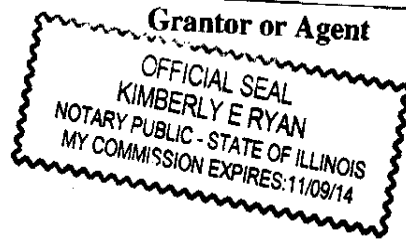
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STATEMENT BY GRANTOR AND GRANTEE

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 July 26, 2013

Signature: [Handwritten Signature]

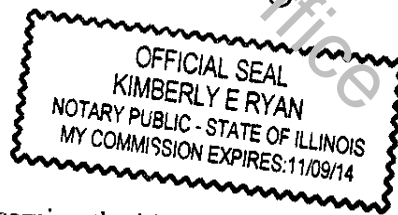


Subscribed and sworn to before me
By the said [Handwritten Name]
This 8th day of August, 2013
Notary Public [Handwritten Signature]

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.

Date July 26, 2013

Signature: [Handwritten Signature]



Subscribed and sworn to before me
By the said [Handwritten Name]
This 8th day of August, 2013
Notary Public [Handwritten Signature]

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