

# UNOFFICIAL COPY



After Recording Return To:  
Advantage Title Company, LLC  
2037 Liberty Road  
Eldersburg, MD 21784  
17-44405

**Instrument Prepared by:**  
Roger R. Ochoa, Esq.  
1127 E. Cambridge Dr.  
Schererville, IN 46375  
Licensed in IL, Bar ID No.  
6287012

**Mail Tax Statements To:**  
Elizabeth A. Fong  
7553 N. Maplewood Avenue,  
Unit C  
Chicago, IL 60645

**Tax Parcel ID#**  
10-25-430-105-0000

**Doc#:** 1415510007 **Fee:** \$54.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/04/2014 10:02 AM Pg: 1 of 9

## QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Elizabeth A. Fong, date 4/8/14  
ELIZABETH A. FONG

Dated this 8<sup>th</sup> day of April, 2014. WITNESSETH, that, Elizabeth A. Fong, divorced and not remarried, Joyce A. Fong, married to George Rene Mosquera, and Lyndell Fong-Jones and Alan Jones, a married couple, of the County of Cook, State of Illinois, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto Elizabeth A. Fong, an unmarried woman, residing at 7553 N. Maplewood Avenue, Unit C, Chicago, IL 60645, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 7553 N. Maplewood Avenue, Unit C, Chicago, IL 60645, and legally described as follows, to wit:

The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Assessor's Parcel No: 10-25-430-105-0000

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

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text

S Y  
P 9/300  
S N  
M N  
SC Y  
E Y  
INT Y

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## EXHIBIT A LEGAL DESCRIPTION

The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

### PARCEL 1.

THE EAST 20 FEET OF THE WEST 75.50 FEET (EXCEPT THE SOUTH 110 FEET) OF LOT 16 IN HOWARD WESTERN PROPERTIES BEING A RESUBDIVISION OF LOTS 1 AND 2 IN SAMUEL F. HILLMAN'S SUBDIVISION BEING A SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ (EXCEPT STREETS) IN SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

### PARCEL 2.

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS FOR DUNBAR'S HOWARD-MAPLEWOOD TOWNHOUSE PROJECT AND EXHIBITS 1 AND 2 DATED AUGUST 2, 1960 AND RECORDED AUGUST 5, 1960 AS DOCUMENT NO. 17929042, MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 26, 1960 AND KNOWN AS TRUST NO. 24445 AND CREATED BY THE DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 26, 1960 AND KNOWN AS TRUST NO. 24445 TO IRVING SINGER AND ETHEL SINGER DATED MARCH 17, 1961 AND RECORDED MARCH 27, 1961 AS DOCUMENT NO. 1811779 (A) FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND PARKING OVER, UPON AND ACROSS THE EAST 20 FEET OF LOTS 15, 16 AND 17 (EXCEPT THE NORTH 8 FEET OF SAID LOT 17) IN SAMUEL F. HILLMAN'S SUBDIVISION (B) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER UPON AND ACROSS THE SOUTH 6 FEET OF LOT 17 IN SAMUEL F. HILLMAN'S SUBDIVISION, ALSO OVER, UPON AND ACROSS THE NORTH 6 FEET OF LOT 16 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2 AFORESAID) IN SAMUEL F. HILLMAN'S SUBDIVISION (C) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE NORTH 12 FEET OF THE SOUTH 16 FEET OF LOT 16 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN SAMUEL F. HILLMAN'S SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS.

Being the same property conveyed from ELIZABETH A. FONG, Divorced and not since remarried, JOYCE A. FONG, a Spinster, and LYNDELL FONG also known as LYNDELL FONG-JONES, married to ALAN JONES not in Tenancy in Common, but in Joint Tenancy to ELIZABETH A. FONG, Divorced and not since remarried, JOYCE A. FONG, a Spinster, and LYNDELL FONG-JONES and ALAN JONES, a married couple, not in Tenancy in Common, but in Joint Tenancy, dated September 10, 1993, recorded September 17, 1993, as Document No. 93745456, in Cook County Records.

Assessor's Parcel No: 10-25-430-105-0000

Commonly known as: 7553 N. Maplewood Avenue, Unit C, Chicago, IL 60645

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of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

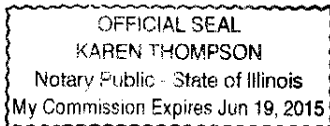
**Grantor (1 of 5)**

By: Elizabeth A. Fong  
Elizabeth A. Fong

STATE OF ILLINOIS )  
COUNTY OF Madison ) ss.

I, Karen Thompson, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Elizabeth A. Fong, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 official seal this 8th day of April 2014.



Karen Thompson  
Notary Public Karen Thompson  
My commission expires: 6/19/2015

Office

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IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

Grantor (2 and 3 of 5)

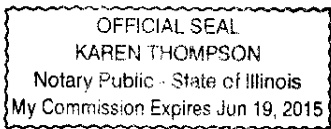
By: Joyce A. Fong  
Joyce A. Fong

By: George Rene Mosquera  
George Rene Mosquera

STATE OF ILLINOIS )  
COUNTY OF Cook ) ss.

I, Karen Thompson, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Joyce A. Fong and George Rene Mosquera, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 official seal this 8<sup>th</sup> day of April 2017.



Karen Thompson  
Notary Public Karen Thompson  
My commission expires: 6/19/2015

Property of Cook County Clerk's Office

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IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

**Grantor (4 and 5 of 5)**

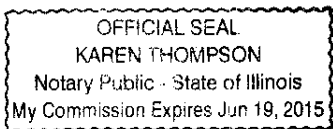
By: Lyndell Fong-Jones  
Lyndell Fong-Jones

By: Alan Jones  
Alan Jones

STATE OF ILLINOIS )  
COUNTY OF Cook ) ss.

I, Karen Thompson, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Lyndell Fong-Jones and Alan Jones, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 official seal this 8<sup>th</sup> day of April, 2014.



Karen Thompson  
Notary Public Karen Thompson  
My commission expires: 6/19/2015

Property of Cook County Clerk's Office

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ALSO

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Assessor's Parcel No: 10-25-430-105-0000

Commonly known as: 7553 N. Maplewood Avenue. Unit C, Chicago, IL 60645

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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 4/9/14, 2014

Signature: Elizabeth A. Fong  
Grantor or Agent  
ELIZABETH A. FONG

Subscribed and sworn to before me.  
By the said Grantor  
This 8th day of April, 2014  
Notary Public [Signature]

OFFICIAL SEAL  
KAREN THOMPSON  
Notary Public - State of Illinois  
My Commission Expires Jun 19, 2015

Clerk of Cook County Clerk's Office

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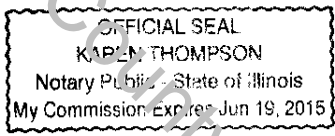
Dated 4/8, 2014

Signature: Joyce A. Long  
Grantor or Agent

Joyce A. Long *cm*

Subscribed and sworn to before me  
By the said Grantor  
This 8th day of April, 2014  
Notary Public Kapen Thompson

Signature George Rene Mosquera  
George Rene Mosquera



Clerk's Office



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Dated 4/8, 2014

OFFICIAL SEAL  
KAREN THOMPSON  
Notary Public - State of Illinois  
My Commission Expires Jun 19, 2015

Signature: Lyndell Fong-Jones  
Grantor or Agent  
Lyndell Fong-Jones

Subscribed and sworn to before me  
By the said Grantor  
This 8th day of April, 2014  
Notary Public K Thompson

Signature Alan Jones  
Alan Jones

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 4/8, 2014

Signature: Elizabeth A. Fong  
Grantee or Agent  
ELIZABETH A. FONG

Subscribed and sworn to before me  
By the said Grantee  
This 8th day of April, 2014  
Notary Public K Thompson

OFFICIAL SEAL  
KAREN THOMPSON  
Notary Public - State of Illinois  
My Commission Expires Jun 19, 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)