

UNOFFICIAL COPY

QUIT CLAIM DEED  
Joint Tenancy (Illinois)

2013



Doc#: 1419247035 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/11/2014 09:43 AM Pg: 1 of 3

Mail to:

Thomas G. Franson and John C. Franson  
419 North Prospect Manor Avenue  
Mount Prospect, IL 60056

Name & address of taxpayer:

Thomas G. Franson and John C. Franson  
419 North Prospect Manor Avenue  
Mount Prospect, IL 60056

THE GRANTOR(S) Thomas G. Franson, unmarried,  
of the City of Mount Prospect, County of Cook, State of Illinois, for and in consideration of TEN and NO/100ths  
DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to Thomas G. Franson, unmarried, and John C. Franson, married, not as tenants in  
common, but as JOINT TENANTS, of 419 North Prospect Manor Avenue; Mount Prospect, IL 60056 (address), all  
interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 21 IN BLOCK 7 IN PROSPECT MANOR SUBDIVISION OF PART OF THE SOUTH 3/4 OF THE WEST  
1/2 OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO  
HAVE AND TO HOLD said premises not as tenancy in common, but in JOINT TENANCY forever.

Permanent index number(s) 03-34-126-002-0000

Property address: 419 North Prospect Manor Avenue; Mount Prospect, IL 60056

DATED this 23rd day of June, 2014.

Mail To:  
Carlington Title Partners, LLC  
1919 S. Highland Ave., Ste 315-B  
Lombard, IL 60148  
(630)317-0049

2014-00918

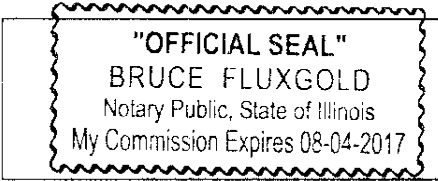
Thomas G. Franson

399

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## QUIT CLAIM DEED Joint Tenancy (Illinois)

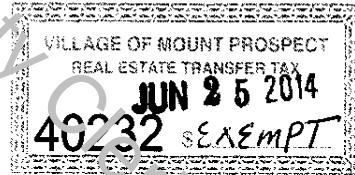
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas G. Franson



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 23rd day of June, 2014. Bruce Fluxgold  
Commission expires 8-4-17

COUNTY- ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH E 35ILCS 200/31-45, PROPERTY TAX CODE.  
DATE: June 23rd, 2014  
Buyer, Seller, or Representative: Thomas G. Franson  
Thomas G. Franson



**NAME AND ADDRESS OF PREPARER:**  
Blake A. Rosenberg  
Attorney at Law  
1300 Iroquois Avenue, Ste. 220A  
Naperville, IL 60563

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## STATEMENT BY GRANTOR AND GRANTEE

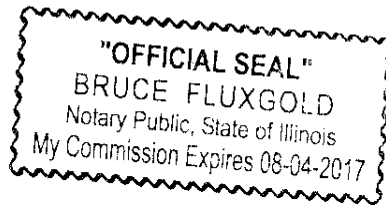
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 6-23, 2014

Signature:   
Thomas G. Franson

Subscribed and sworn before me by  
This 23rd day of June,  
2014.

  
Notary Public



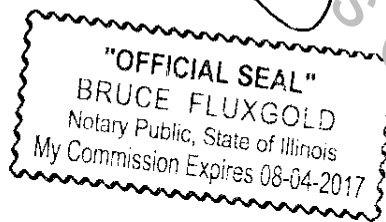
The grantee or his agent affirms and verifies that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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 6-23, 2014

Signature:   
John C. Franson

Subscribed and sworn before me by  
This 23rd day of June,  
2014.

  
Notary Public



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