

# UNOFFICIAL COPY



Doc#: 1430246069 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/29/2014 03:15 PM Pg: 1 of 6

Mail to: \_\_\_\_\_  
\_\_\_\_\_

Name & Address of Taxpayer:

Tamara J Flores  
15801 Peggy Ln #7, Oak Forest, IL 60452

\_\_\_\_\_  
Recorder's Stamp

6

## Quitclaim Deed

Tamara J Flores, married woman, of 15801 Peggy Ln #7, Oak Forest, IL 60452, (the "Grantor"), for and in consideration of 10 DOLLARS and other good and valuable considerations in hand paid, does hereby remise, release and quitclaim unto Tamara J Flores 99% ownership, married woman, of 15801 Peggy Ln #7, Oak Forest, IL 60452, and Debbie Dunn 1% ownership as tenants in common, single woman, of 15801 Peggy Ln #7, Oak Forest, IL 60452, (collectively the "Grantee") all right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook County, State of Illinois, to wit:

UNIT 3-7 IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 19841 AND KNOWN AS TRUST NUMBER 61991, RECORDED MARCH 5, 1993 AS DOCUMENT 93168945, IN THE EST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST

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QUATER OF THE SOUTHEAST QUATER SECTION 17, TOWNSHIP 36 NOTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY,  
ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

Permanent Index Number(s): 28-17-416-009-1031

Property Address: 15801 Peggy Ln #7, Oak Forest, IL 60452

DATED in's OCT day of 23, 2014.



Signed, Sealed and Delivered

In the Presence of:

Sign: [Signature]

[Signature]

Name: MATTHEW C KURLAND

Tamara J Flores

EXEMPT under provisions of Chapter 25 Section 200/31-45 e of the ILCS Property Tax Code.

Property of Cook County Clerk's Office

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## Grantor Acknowledgement

STATE OF ILLINOIS

COUNTY OF COOK

I MATTHEW C. KURLAND certify that Tamara J Flores , personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23 day of OCT, 2014.

  
Notary Public for the State of Illinois

(Seal)



My commission expires: 2-24-18

Name & Address of Preparer:

Tamara J Flores

15801 Peggy Ln #7, Oak Forest, IL 60452

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## Spousal Rights

I, Mark H Hickman of 15801 Peggy Ln #7, Oak Forest, IL 60452, spouse of Tamara J Flores , in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Matthew Hickman

## Spousal Acknowledgement

STATE OF ILLINOIS

COUNTY OF COOK

I MATTHEW C. KURLAND certify that Mark H Hickman, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23 day of OCT, 2014.

Matthew C. Kurland  
Notary Public for the State of Illinois

(Seal)



My commission expires: 2-24-18

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condition...  
(M) "Mortgage"  
the Loan.  
(N) "Periodic Payment"  
Note; plus (ii) any amounts under  
(O) "RESPA" means the Real Estate  
implementing regulation, Regulation X (24 C.F.R. 31.101-1.106) not qu...  
or any additional or successor legislation or regulation...  
Security Instrument, "RESPA" refers to all requirements...  
"federally related mortgage loan" even if the Loan does not qu...  
under RESPA.

any party that has taken title to the Property, whether or not  
obligations under the Note and/or this Security Instrument.

**PROPERTY IN THE PROPERTY**

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns, the following described property located in the

County [Type of Recording Jurisdiction]  
of Cook [Name of Recording Jurisdiction]:

UNIT 3-7 IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1984, AND KNOWN AS TRUST NUMBER 61991, RECORDED MARCH 5, 1993 AS DOCUMENT 93168945, IN THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

Parcel ID Number: 28-17-416-009-1031 which currently has the address of  
15801 PEGGY LANE UNIT 7 [Street]  
OAK FOREST [City], Illinois 60452 [Zip Code]  
("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

Initials: 

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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 October 23, 2014

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said MATTHEW C. KURLAND  
This 23 day of OCT, 2014  
Notary Public [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 October 23, 2014

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said MATTHEW C. KURLAND  
This 23 day of OCT, 2014  
Notary Public [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.)