

UNOFFICIAL COPY



Chicago Title Insurance Company

**QUIT CLAIM DEED
ILLINOIS STATUTORY
JOINT TENANTS**



15042461780

Doc#: 1504246178 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/11/2015 12:14 PM Pg: 1 of 3

THE GRANTOR(S), MABEL ELIZA FLEMING, A SINGLE PERSON, of the City of BERWYN, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to THERESA FLEMING and MABEL ELIZA FLEMING, not as tenants in common, but as joint tenants, 3020 CLARENCE AVE., BERWYN, Illinois 60402 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LOT 10 AND THE SOUTH 20 FEET OF LOT 9 IN BLOCK 2 IN KEEFE'S ADDITION TO LAVERGNE, BEING A SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, mortgage or trust deed specified below, general taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2015

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 tenants in common, but as joint tenants forever

Permanent Real Estate Index Number(s): 16-30-417-024-0000

Address(es) of Real Estate: 3020 CLARENCE AVE., BERWYN, Illinois 60402

Dated this 9 day of February, 2015.

MABEL ELIZA FLEMING

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 12 OF THE BERWYN CITY
CHARTER SEC 88P 06 AS A REAL ESTATE
TRANSACTION.
2/10/15 TELLER

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MABEL ELIZA FLEMING, A SINGLE PERSON, 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 they signed, sealed and delivered the said instrument as 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 and official seal, this 9 day of February, 2015.



(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 2/9/15

Signature of Buyer, Seller or Representative

Prepared By: ROBERT J. LOVERO
6536 W. CERMAK ROAD
BERWYN, Illinois 60402

Mail To:
THERESA FLEMING and MABEL ELIZA FLEMING
3020 CLARENCE AVE.
BERWYN, Illinois 60402

Name & Address of Taxpayer:
THERESA FLEMING and MABEL ELIZA FLEMING
3020 CLARENCE AVE.
BERWYN, Illinois 60402

UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

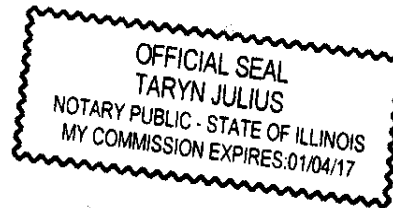
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 2/9/15

Signature [Signature]

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 9 DAY OF February,
2015.



NOTARY PUBLIC Taryn Julius

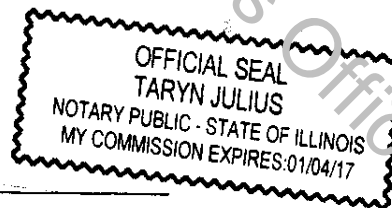
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 2/9/15

Signature [Signature]

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 9 DAY OF February,
2015.



NOTARY PUBLIC Taryn Julius

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.]