

Quitclaim Deed

ILLINOIS

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Doc#: 1620122258 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/19/2016 02:03 PM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR(s), **SAMUEL FAVRE**, a single man, of the City of Bellevue, County of Jackson, State of Iowa for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and QUITCLAIM(s) to **YVES A. THEODULE and MARIE C. THEODULE, husband and wife**, as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 20-25-427-028-0000

Address(es) of Real Estate: 7842 South Paxton, Chicago, Illinois 60649

The date of this deed of conveyance is July 15, 2016

(SEAL) SAMUEL FAVRE

(SEAL)

(SEAL)

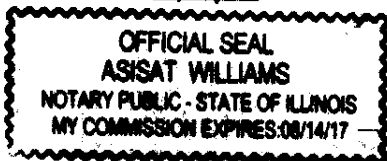
(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois aforesaid, DO HEREBY CERTIFY that **SAMUEL FAVRE**, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

(My Commission Expires 08/14/17)

Given under my hand and official seal July 15, 2016.




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LEGAL DESCRIPTION



For the premises commonly known as 7842 South Paxton Avenue, Chicago, Illinois 60649

THE SOUTH 33 FEET OF LOT 9 IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 8 IN CAROLIN'S SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		19-Jul-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-25-427-028-0000 | 20160701633418 | 0-715-210-048

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		19-Jul-2016
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-25-427-028-0000 | 20160701633418 | 1-446-374-720

This instrument was prepared by:

WILLIAMS LAW OFFICE
PO Box 208501
Chicago, Illinois 60620

Send subsequent tax bills to:

Yves and Marie Theodule
7842 South Paxton Avenue
Chicago, Illinois 60649

Recorder-mail recorded document to:

Yves and Marie Theodule
7842 South Paxton Avenue
Chicago, Illinois 60649

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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 15, 2016

SIGNATURE: Samuel Favre
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

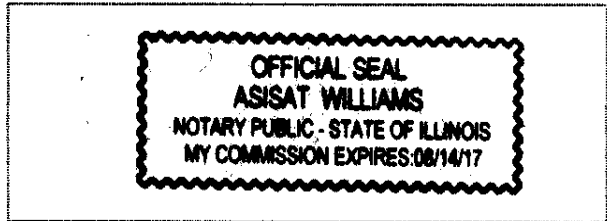
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): SAMUEL FAVRE

On this date of: JULY 15, 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 7 15, 2016

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

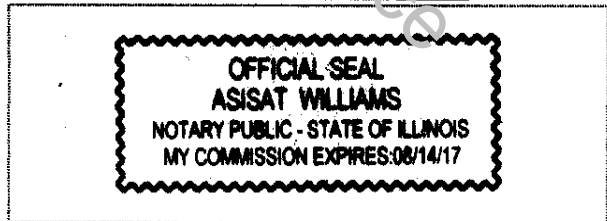
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): YVES A. THEODULE

On this date of: JULY 15, 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**)