

2016-04860-AC

QUITCLAIM DEED

Statutory (Illinois)

Doc# 1630949100 Fee \$42.00
 RHSP FEE: \$9.00 RPRF FEE: \$1.00
 AFFIDAVIT FEE: \$2.00
 KAREN A. YARBROUGH
 COOK COUNTY RECORDER OF DEEDS
 DATE: 11/04/2016 02:06 PM PG: 1 OF 3

THE GRANTORS, CARRISSA M. ALVERS and BRIAN C. ALVERS, Wife and Husband of the Town of River Forest, County Of Cook and State Of Illinois, for and in consideration of Ten and No/100 (\$10.00)-----DOLLARS, and other good valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to BCA PROPERTIES, LLC - ALPHA all of their right, title and interest in and to the following described Real Estate situated in Cook in the State of Illinois, to wit:

ABOVE SPACE FOR RECORDER'S OFFICE

PREMIER TITLE

THE EAST 57 FEET AND 1/4 INCHES OF LOT 16 (EXCEPT THE NORTH 13 FEET 6 INCHES THEREOF) AND THE NORTH 24 FEET OF LOT 15 IN BLOCK 6 IN ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED EXCEPT THEREFROM THE WEST 33 FEET AND THE SOUTH 33 FEET THEREOF DEDICATED TO THE VILLAGE OF RIVER FOREST FOR STREET PURPOSES IN COOK COUNTY, ILLINOIS.

Subject To: general real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property 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 in tenancy in common, not in joint tenancy, but as tenants by the entirety forever.

[Signature]
 10-7-16

Exempt Under Paragraph E, Section 4, of the Real Estate Transfer Tax Act

Permanent Real Estate Index Number: 15-01-211-066-0000

Address of Real Estate: 1414 N. Harlem Avenue, Apt A, River Forest, IL 60305

DATED this 7 day of OCTOBER, 2016

[Signature]
 CARRISSA M. ALVERS

[Signature]
 BRIAN C. ALVERS

EXEMPTION APPROVED
 DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST
[Signature]

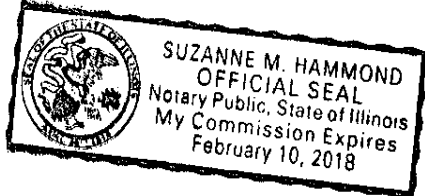
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian C. Alvers personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge 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.

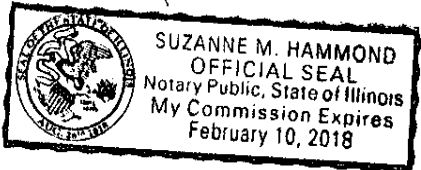
Given under my hand and official seal, this 1 day of OCTOBER, 2016.
Suzanne M Hammond
Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carrissa M. Alvers personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed and delivered the said instrument as her 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 7 day of OCTOBER, 2016.
Suzanne M Hammond
Notary Public



MAIL TO:
Joseph J. Klein
2550 W. Golf Rd., Suite 250
Rolling Meadows, IL 60008

SEND TAX BILLS TO:
BCA Properties, LLC
933 Clinton Place
River Forest, IL 60305

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

This Instrument Was Prepared By:
Joseph J. Klein, 2550 W. Golf Rd., Suite 250, Rolling Meadows, IL 60008

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST
Cheryl Scott

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 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.

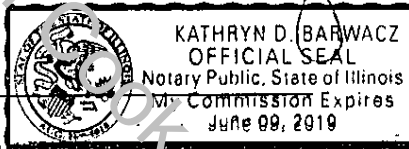
DATE: 10-18, 2016

SIGNATURE [Signature]
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR or AGENT THIS 18 DAY OF OCTOBER, 2016.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



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, 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.

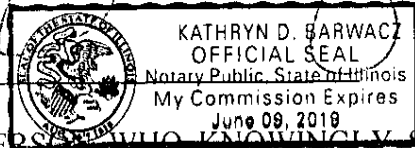
DATED: 10-18, 2016

SIGNATURE [Signature]
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTEE or AGENT THIS 18 DAY OF OCTOBER, 2016.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABIT TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST
[Signature]