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Doc# 1710934086 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/19/2017 02:40 PM PG: 1 OF 3

Property of Cook County Clerk's Office

QUIT CLAIM DEED

Tenancy: by the Entirety

The GRANTORS, THOMAS FLYNN & MARGARET FLYNN, his wife, of the City of Willow Springs, Illinois, for and in consideration of good and valuable consideration, in hand paid, **CONVEYS AND QUIT CLAIMS** to THOMAS FLYNN & MARGARET FLYNN, married to each other, not as Joint Tenant or Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

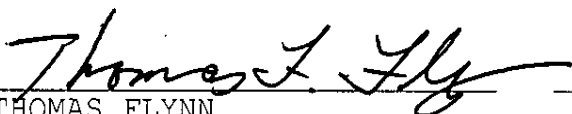
LEGAL DESCRIPTION: LOT 1 AND THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING SAID LOT IN BLOCK 49 IN MOUNT FOREST, BEING A SUBDIVISION OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.T.I.N. 18-33-420-016

Commonly known as: 516 S. Charleton St., Willow Springs, IL 60480

Thereby 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 as husband and wife, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

DATED this 13 day of April, 2017.


THOMAS FLYNN
F.


MARGARET FLYNN

CCRD REVIEW

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Exempt under Real Estate Transfer Tax Act Section 4, Paragraph E.

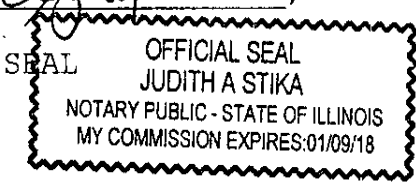
Dated April 13, 2017

Paul J. Maganzini

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 THOMAS FLYNN & MARGARET FLYNN, are personally known to me to be the same persons whose names 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.

Given under my hand and official seal this 13th day of April, 2017.



Paul J. Maganzini
Notary Public

This instrument was prepared by: Paul J. Maganzini, 1011 Lake Street, Suite 421
Oak Park, Illinois 60301

Address of Property: 516 S. Charleton St., Willow Springs, IL 60480

Mail tax bills to: THOMAS FLYNN & MARGARET FLYNN,
516 S. Charleton St., Willow Springs, IL 60480

Mail recorded Deed: Paul J. Maganzini, 1011 Lake Street, Suite 421
Oak Park, Illinois 60301

Watermark: Paul J. Maganzini, Notary Public, Cook County Clerk's Office

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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 assignment of beneficial interest in land trust is either a natural person, and 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 April 13, 2017 Signature: Thomas F Flynn
Grantor or Agent

Subscribed and sworn to before me by the said THOMAS F. FLYNN this 13th day of April, 2017.

Judith A. Stika
NOTARY PUBLIC

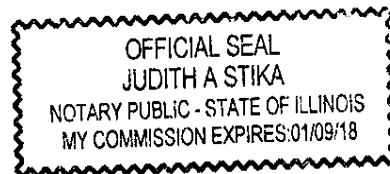


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date April 13, 2017 Signature: Margaret Flynn
Grantee or Agent

Subscribed and sworn to before me by the said GRANTEE this 13th day of April, 2017.

Judith A. Stika
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)