

UNOFFICIAL COPY

Return To
John C. Franson and Karen A.
Franson
419 N Prospect Manor Ave
Mount Prospect, IL 60056

Doc#: 1719901089 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/18/2017 10:26 AM Pg: 1 of 4

Dec ID 20170501664397
ST/CO Stamp 1-444-743-616

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126


Mail Tax Statements To:
John C. Franson and Karen A.
Franson
419 N Prospect Manor Ave
Mount Prospect, IL 60056

This space for recording information only

Order #: 17006119RL

QUITCLAIM DEED

Tax Exempt under _____



JOHN C. FRANSON

5/25/17
Date

GRANTORS,

JOHN C. FRANSON a married man herein joined by his spouse KAREN A. FRANSON
419 N Prospect Manor Ave
Mount Prospect, IL 60056

for and in consideration of Zero dollars AND 2/100 DOLLAR (\$ 0.00)
and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

GRANTEES,

JOHN C. FRANSON and KAREN A. FRANSON, husband and wife as tenants by the entirety
419 N Prospect Manor Ave
Mount Prospect, IL 60056

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

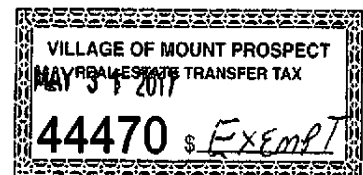
LEGAL DESCRIPTION:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PIN: 03-34-126-002-0000

Property Address: 419 N Prospect Manor Ave, Mount Prospect, IL 60056

Preparer has examined no underlying title documentation regarding this deed



1/2 Chicago Title 17066119RL

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IN TESTIMONY WHEREOF, witness the signatures of the Grantors on the date first written above.

John C. Franson
JOHN C. FRANSON

5/25/17
Date

Karen A. Franson
KAREN A. FRANSON

5/25/17
Date

State of Illinois

County of Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 25th day of May, 2017 by JOHN C. FRANSON and KAREN A. FRANSON, who are personally known to me or and who signed this instrument willingly.



James Jackson
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX

31-May-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-34-126-002-0000 | 20170501664397 | 1-444-743-616

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4 REAL ESTATE TRANSFER ACT.

5/25/17
Date

JB
Buyer, Seller or Representative

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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 05/25, 2017 Signature:

[Signature]

Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor
this 25th day of May,
20 17.



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 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 05/25, 2017 Signature:

[Signature] [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Grantee
This 25th day of May,
20 17.



NOTARY PUBLIC [Signature]

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 ABL to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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LEGAL DESCRIPTION

Order No.: 17006119RL

For APN/Parcel ID(s): 03-34-126-002-0000

LOT 21 IN BLOCK 7 IN PROSPECT MANOR SUBDIVISION OF PART OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office