

**QUIT CLAIM DEED  
JOINT TENANCY  
Statutory (ILLINOIS)  
(Individual to Individual)**

**96621644**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

**THE GRANTOR (NAME AND ADDRESS)**

Coazetta Seaton, a widow  
1935 East 173rd Street  
South Holland, IL 60473

F	2550	A
P		P
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L	83	

DEPT-OF RECORDING

625.50

TRIM TRACK 4048 08/14/96 15:15:00

BOOK & PAGE # 96-621644

COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the \_\_\_\_\_ City of South Holland County  
of Cook State of Illinois  
for the consideration of Ten and 00/100 (\$10.00 DOLLARS, & other good & valuable consideration  
in hand paid, CONVEY S and QUIT CLAIM S to

Coazetta Seaton and James D. Seaton,  
her son  
1935 East 173rd Street  
South Holland, Illinois 60473

**(NAME AND ADDRESS OF GRANTEE(S))**

not in Tenancy in Common, but in **JOINT TENANCY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) 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, but in joint tenancy forever.

96621644

Permanent Index Number (PIN): 20-35-123-003

Address(es) of Real Estate: 8215 South Ingleside, Chicago, IL 60619

DATED this 26th day of July 1996

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

(SEAL) Coazetta Seaton (SEAL)  
Coazetta Seaton

(SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Coazetta Seaton, a widow

**"OFFICIAL SEAL"**  
**GERALD H. COHEN**  
Notary Public, State of Illinois  
My Commission Expires 4-4-98  
IMPRESS SEAL HERE

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 acknowledged 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 26th day of July 1996

Commission expires \_\_\_\_\_ 1996

Gerald H. Cohen  
NOTARY PUBLIC

This instrument was prepared by Gerald H. Cohen, 105 West Madison Street,  
Chicago, Illinois (NAME AND ADDRESS) 60602

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as 8215 South Ingleside, Chicago, Illinois

The North Thirty (30) Feet of Lot Two Hundred Two (202) in E.B. Shogren and Company's Avalon Highlands, a Subdivision in the North West Quarter of Section Thirty-Five (35), Township Thirty-Eight (38) North, Range Fourteen (14), East of the Third Principal Meridian, according to Plat Document 6751064, in Cook County, Illinois, commonly known as 8215 South Ingleside Avenue, Chicago, Illinois

Exempt under Real Estate Transfer Tax Act Sec. 4

Par. E of Cook County Ord. 92189 Par. E

Date 8-14-96 Sign J. Baker, atty



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

Gerald H. Cohen  
(Name)  
105 West Madison Street, #400  
(Address)  
Chicago, Illinois 60602  
(City, State and Zip)

Cozaetta Seaton  
(Name)  
1935 East 173rd Street  
(Address)  
South Holland, IL 60473  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# 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.

Dated Aug. 10, 1996 Signature: [Signature]  
Grantor or Agent COAZETTA

Subscribed and Sworn to before me  
by the said COAZETTA SEATON  
this 10 day of AUGUST, 1996

[Signature]  
Notary Public

"OFFICIAL SEAL"  
GERALD H. COHEN  
Notary Public, State of Illinois  
My Commission Expires 4-4-98

The grantee or his agent ~~affirms and verifies~~, to the best of his knowledge, 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 or authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Aug 10, 1996 Signature: [Signature]  
Grantee or Agent JAMES

Subscribed and Sworn to before me  
by the said JAMES D. SEATON  
this 10 day of AUGUST, 1996

[Signature]  
Notary Public

"OFFICIAL SEAL"  
GERALD H. COHEN  
Notary Public, State of Illinois  
My Commission Expires 4-4-98

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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.]

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Property of Cook County Clerk's Office

11-19-2016