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QUIT CLAIM DEED
Statutory (ILLINOIS)
(General)

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):
JAN M. WAGNER, divorced and
not since remarried,

97194776

COOK COUNTY,
RECORDER
JESSE WHITE
MARKHAM OFFICE

Above Space For Recorder's Use Only

03/21/97

of the City of DuPage of Elmhurst County
of DuPage State of Illinois
for and in consideration of (\$10.00) DOLLARS, and other valuable consideration,
in hand paid, CONVEY and QUIT CLAIMS to

CHARLES H. WAGNER, V. of Homewood, Illinois,

(NAMES AND ADDRESS OF GRANTEES)

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.

Permanent Index Number (PIN): 31-01-116-019-0000 Vol. 178

Address(es) of Real Estate: 3026 Elliot Lane, Homewood, Illinois 60430

DATED this 21st day of March 1997

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

Jan M. Wagner (SEAL) _____ (SEAL)

Jan M. Wagner _____

(SEAL) _____ (SEAL)

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
JAN M. WAGNER, divorced and not since remarried,

"OFFICIAL SEAL"
JAMES B SPINA
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES _____

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 s h e 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 21st day of March 1997

Commission expires _____ 19____

This instrument was prepared by James B. Spina, Attorney at Law
(NAME AND ADDRESS)

17900 Dixie Highway, Homewood, IL 60430

97194776

SEE REVERSE SIDE

AP

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Legal Description

of premises commonly known as 3026 Elliot Lane, Homewood, Illinois 60430

LOT 19 IN PINWOOD MANOR OF HOMEWOOD FIRST ADDITION,
BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH e, SECTION 4,
ILLINOIS REAL ESTATE TRANSFER TAX ACT.

Jan M. Wagner 3/21, 1997
Grantor, Jan M. Wagner

97194776



SEND SUBSEQUENT TAX BILLS TO

MAIL TO:	}	<u>Law Office of James B. Spina</u> <small>(Name)</small>	<u>Charles H. Wagner</u> <small>(Name)</small>
		<u>17900 Dixie Highway, Suite 12</u> <small>(Address)</small>	<u>3026 Elliot Lane</u> <small>(Address)</small>
		<u>Homewood, IL 60430</u> <small>(City, State and Zip)</small>	<u>Homewood, IL 60430</u> <small>(City, State and Zip)</small>

OR RECORDER'S OFFICE BOX NO _____

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STATEMENT BY GRANTOR AND GRANTEE

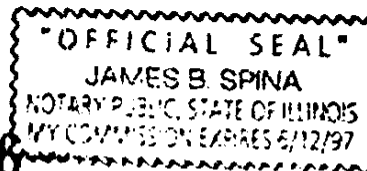
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3/21, 1997 Signature: Jan M. Wagner
Grantor, Jan M. Wagner

Subscribed and sworn to before me
by the said Jan M. Wagner this
21st day of March, 1997.

[Signature]
Notary Public

97194776

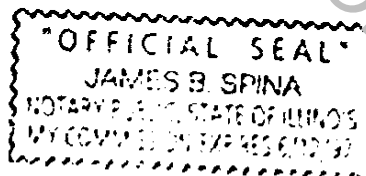


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 3/21, 1997 Signature: Charles H. Wagner, V
Grantee, Charles H. Wagner, V

Subscribed and sworn to before me
by the said Charles H. Wagner, V, this
21st day of March, 1997.

[Signature]
Notary Public



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 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.]

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