

UNOFFICIAL COPY 98951704

QUIT CLAIM DEED

Illinois Statutory (Individual to Individual)

9336/0006 55 003 Page 1 of 3
1998-10-23 10:04:03
Cook County Recorder 25.50



98951704

THE GRANTOR, DAVID BROWN, divorced and not since remarried, of the Village of Hazel Crest, County of Cook, State of Illinois, for the consideration of TEN and NO/100 DOLLARS (\$10.00), and other valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to DAVID BROWN, divorced and not since remarried, 3214 West Charlemagne Avenue, Hazel Crest, Illinois 60429, and DANIELLE SHEREE BROWN, a spinster, 401 Laurel Avenue, Apartment C2, Pinole, California 94564, as Tenants in Common and not as Joint Tenants, each as to an undivided one-half, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

COOK COUNTY
RECORDER
JESSE WHITE
MARKHAM OFFICE

LOT 84 IN CHATEAUX CAMPAGNE SUBDIVISION UNIT NO. 5-1, BEING PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 25, 1970 AS DOCUMENT NUMBER 2509147.

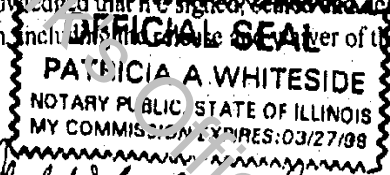
hercby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever. This instrument is expressly subject to the conditions and restrictions attached hereto.

PERMANENT PROPERTY INDEX NO. 28-35-408-024
ADDRESS OF PROPERTY: 3214 W. Charlemagne Ave., Hazel Crest, IL 60429

DATED this 8th day of October, 1998

David Brown (SEAL)
DAVID BROWN

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 DAVID BROWN, divorced and not since remarried, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the right of homestead.



Given under my hand and official seal, this 8th day of October, 1998

Commission expires 3-27-99

Patricia A. Whiteside
Notary Public

This instrument was prepared by Geoffrey C. Miller, Attorney at Law, 1912 Ridge Road-Suite 101, Homewood, Illinois 60430

MAIL TO: Geoffrey C. Miller, Attorney at Law, 1912 Ridge Road-Suite 101, Homewood, Illinois 60430

SEND TAX BILLS TO: David Brown, 3214 West Charlemagne Ave., Hazel Crest, IL 60429

Exempt under provisions of Paragraph E
Sec. 4 Real Estate Transfer Tax Act

Dated: 10-23-98
[Signature]
Seller, Buyer or Representative

THE WITHIN INSTRUMENT IS EXPRESSLY SUBJECT TO THE FOLLOWING:

(i) For so long as the Grantor so desires, in the exercise of his sole discretion, he shall be entitled to reside therein, and the said DANIELLE SHEREE BROWN shall have no right to reside therein;

(ii) The Grantor shall cause no new or additional mortgages or liens (other than the first mortgage recorded on or about March 15, 1996), or take any other action which would encumber the title to the said residence;

(iii) DANIELLE SHEREE BROWN shall cause no new or additional mortgages or liens, or take any other action which would encumber the title to the said residence;

(iv) Until the closing of a sale of the said residence, the Grantor shall be solely responsible for and shall pay all monthly installments of the first mortgage loan, all real estate taxes which shall be due and payable during such period, all hazard insurance premiums, utilities and any and all other routine maintenance and repairs incurred during such period (but not any repairs, maintenance or certifications required as a condition of such sale);

(v) At such time as the Grantor shall cease to make the said residence his principal residence, or at such other time as the Grantor shall decide so to do, the subject residence shall be promptly placed "on the market" and offered for sale, at such asking price and upon such other terms and conditions of sale as shall be reasonable in light of the prevailing real estate market in which the residence is located, and the Grantor and the said DANIELLE SHEREE BROWN shall cooperate fully with each other, with any real estate broker or salesperson, with any prospective purchaser or prospective lender, and with any other person or entity so as to realize the expeditious sale of the said residence; and

(vi) Upon the closing of a sale of the subject residence, the net proceeds of sale (i.e., the gross sales price less the first mortgage payoff, real estate tax proration credits, any real estate brokerage commission, title insurance charges, survey costs, transfer taxes, repairs and/or maintenance and/or certifications and/or inspections required as a condition of such sale and any and all other usual and customary costs and expenses of sale) shall be divided equally between the Grantor and DANIELLE SHEREE BROWN.

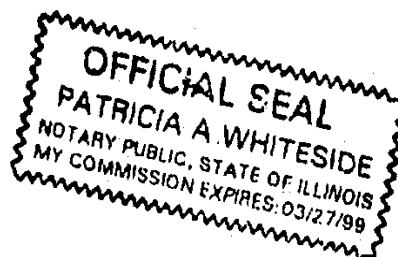
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 10-8-98

Signature: David Brown
Grantor or Agent

Subscribed and Sworn to before me
this 8th day of October, 1998

Patricia A. Whiteside
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 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: 10-08-98

Signature: [Signature]
Grantee or Agent

Subscribed and Sworn to before me
this 8th day of October, 1998

Patricia A. Whiteside
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 first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or A.B.I. to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office