

# UNOFFICIAL COPY

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1999-07-29 13:54:24  
Cook County Recorder 25.50

Quit Claim Deed (Non-Merger)

THIS QUIT CLAIM DEED, made this 1st day of June, 1999, by THOMAS MILLER and KRISTIN MILLER, an individual, whose address is 1783 Gramsie Road, Arden Hills, MN 55112, herein-after called Grantor, in favor of Citizens Financial Services, FSB, whose address is 5311 Hohman Avenue, Hammond, Indiana, hereinafter called Grantee:



COOK COUNTY RECORDER  
EUGENE "GENE" MOORE  
MARKHAM OFFICE

WITNESSETH:

That Grantor, for and in consideration of Grantee's forbearance from instituting foreclosure or other proceedings against said Grantor for Grantor's default under a certain note dated June 2, 1997, and a certain mortgage of even date therewith upon the following-described property securing all sums due and owing from Grantor to Grantee under the Note and Mortgage (\$42,700.00) does by these presents hereby grant, bargain, sell, remise, and forever QUIT CLAIM unto Grantee all its rights, title, and interest in that certain parcel of land with the buildings and improvements thereon, situate, lying and being in the City of Chicago Heights, County of Cook and State of Illinois, bounded and described as follows:

ALL THAT PART OF LOTS 10, 11 AND 12 LYING WESTERLY OF A LINE DRAWN PARALLEL TO THE WESTERLY LINE OF SAID LOTS FROM A POINT IN THE NORTH LINE OF 14<sup>TH</sup> STREET (BEING THE SOUTH LINE OF LOT 12) WHICH IS 52.07 FEET EAST OF THE SOUTHWEST CORNER OF LOT 12 TO ITS INTERSECTION WITH THE NORTH LINE OF LOT 10, IN BLOCK 20, IN CHICAGO HEIGHTS, A SUBDIVISION IN THE EAST ½ OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #32-20-214-037

PROPERTY ADDRESS: 75 EAST 14<sup>TH</sup> STREET, CHICAGO HEIGHTS, ILLINOIS 60411

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder and remainders hereof; and also all the estate, right, title, interest, property, claim, and demand whatsoever of Grantor, of or in and to the same and of, in, and to every part and parcel thereof.

TOGETHER with all rents, issues, and profits thereof under present and future leases, or otherwise, which are hereby specifically and absolutely

EXEMPTION APPROVED

*Rachel M. Vega*

CITY CLERK  
CITY OF CHICAGO HEIGHTS

*2/2/99*

assigned, transferred, and set over to Grantee.

TOGETHER with all right, title, and interest of Grantor, if any, in and to the land lying in the bed of any street, road, or avenue, opened or proposed, in front of or adjoining the above-described real estate to the center line thereof.

TOGETHER with all heating, plumbing, mechanical systems, appliances, fixtures, "built-ins" and personal property of every kind and nature whatsoever, now or hereafter located in or upon said real estate.

SUBJECT to unpaid taxes, easements, zoning ordinances, and restrictions of record, the interests of tenants in possession, and that certain Mortgage (the Mortgage) dated June 2, 1997, executed by Grantor in favor of Grantee, and recorded June 5, 1997, Cook County. Notwithstanding anything to the contrary herein, said Mortgage shall not be merged in the fee title hereby granted, but the premises herein described shall be and remain subject to said Mortgage until the same shall be sold at foreclosure sale or discharged by Grantee through a recorded written instrument.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed the day and year first above written.

*[Handwritten signature of Thomas Miller]*

THOMAS MILLER

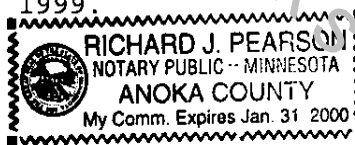
*[Handwritten signature of Kristin Miller]*

KRISTIN MILLER

SUBSCRIBED and SWORN to before

me this 1 day of July, 1999.

*[Handwritten signature of Richard J. Pearson]*  
Notary Public



Drafted by, and when recorded return to:

Newman & Boyer, Ltd.  
900 Maple Road  
Homewood, Illinois 60430

STATEMENT BY GRANTOR AND GRANTEE

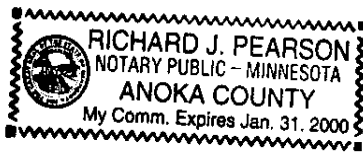
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to business or acquire and hold title to real estate 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: \_\_\_\_\_, 1999.

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

[Handwritten Signature]  
NOTARY PUBLIC



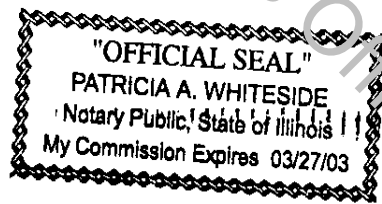
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 7-23, 1999.

Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 23<sup>rd</sup> day of July, 1999.

[Handwritten 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 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.)