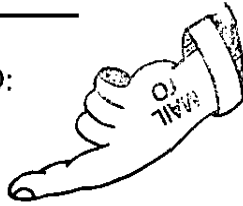


QUIT CLAIM DEED
Joint Tenancy



AFTER RECORDING MAIL TO:
Robert F. Van Epps, Ltd.
192 North York Road
Elmhurst, Illinois 60126



SEND TAX BILLS TO:
John D. Brannen
P.O. Box 318
Western Springs, Illinois 60558

THE GRANTOR, John D. Brannen, a single person, never married, of the City of Western Springs, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS, and QUIT CLAIMS, a one-half (50%) undivided interest to John D. Brannen, a single person, never married, of the City of Western Springs, County of Cook, State of Illinois; a one-fourth (25%), undivided interest to Deborah G. Brannen, divorced, never since remarried, of the City of Chicago, County of Cook, State of Illinois; and, a one-fourth (25%) undivided interest to Lawrence Brannen, a married man, of the City of Western Springs, County of Cook, State of Illinois, as Joint Tenants with the right of survivorship, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached

Permanent Index Number: 18-04-235-010-0000, 18-04-235-011-0000, 18-04-235-012-0000,
18-04-235-013-0000, 18-04-235-014-0000, 18-04-235-015-0000,
18-04-235-016-0000, 18-04-235-042-0000

Commonly Known as: 511 East Cossitt Street, LaGrange, Illinois

This is not homestead property.

SUBJECT TO: General Real Estate Taxes for the year 1998 and subsequent years; a first mortgage, dated November 18, 1998 and recorded November 24, 1998, as document 08063822, made by John D. Brannen to Hinsdale Bank & Trust Co., to secure a note for \$205,000.00; and, covenants, conditions, and restrictions of record.

S-4
P-3
N-N
M-4
\$27.50
JHC

UNOFFICIAL COPY

Case No. [Illegible] Filed [Illegible] at [Illegible]

[Illegible]

Property of Cook County Clerk's Office

[Illegible text]

[Illegible text]

To have and to hold as JOINT TENANTS, with the rights of survivorship.

Dated this 21st day of December, 1998.

John D. Brannen
John D. Brannen

Exempt under provisions of Paragraph "E,"
Section 4 of the Real Estate Transfer Tax Act.

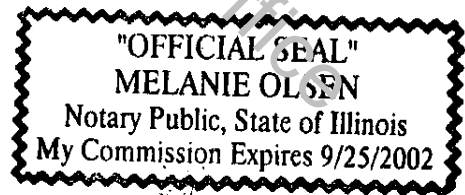
12/21/98 Melanie Olsen
Date Seller/Agent

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John D. Brannen, 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 instruments as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 21 day of December, 1998.

Melanie Olsen
Notary Public



This instrument was prepared by:
Robert F. Van Epps, Ltd.
192 North York Road
Elmhurst, Illinois 60126
(630) 832-2333

UNOFFICIAL COPY

Section 2036 of the Internal Revenue Code provides that the value of property owned by a decedent at the time of his death shall be included in his gross estate for purposes of the estate tax. This section applies to property owned by a decedent at the time of his death, whether or not the property is included in his gross estate for purposes of the estate tax. This section also applies to property owned by a decedent at the time of his death, whether or not the property is included in his gross estate for purposes of the estate tax.

Section _____ of the Real Estate Transfer Tax Act
Exempt under provisions of Paragraph _____

Sub-Ag 2

Property of Cook County Clerk's Office

2019-01-01 10:00:00 AM

UNOFFICIAL COPY

Lots 26 to 40, both inclusive, in Block 16, in IRA Brown's Addition to LaGrange, in Section 4, Township 38 North, Range 12, East of the Third Principal Meridian, excepting those parts of lots 26 to 32, both inclusive, lying southwesterly of a straight line drawn from the intersection of the north line of Lot 32 with the east line of Hayes Avenue to its intersection with a point on the center line of Cossitt Avenue, said point being 58.9 feet west of the extension, southerly to the center line of Cossitt Avenue of the west line of the north and south 16 foot alley, in said Block 16, it being the intent to exclude those parts of Hayes Avenue and Cossitt Avenue lying southwesterly of said straight line in Cook County, Illinois.

Permanent Index Number: 18-04-235-010-0000
18-04-235-011-0000
18-04-235-012-0000
18-04-235-013-0000
18-04-235-014-0000
18-04-235-015-0000
18-04-235-016-0000
18-04-235-042-0000

Commonly Known as: 511 East Cossitt Street LaGrange, Illinois 60525

Property of Cook County Clerk's Office

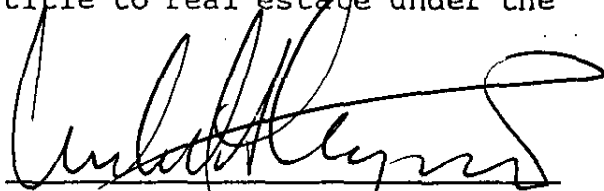
UNOFFICIAL COPY

99070821

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 1/6, 19 99

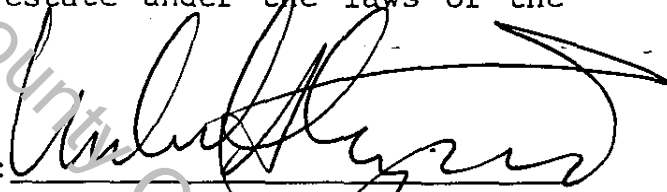
Signature: 

Subscribed and sworn to before me by the said AGENT this 6 day of JANUARY, 19 99
Notary Public Melanie Olsen

Grantor or Agent
"OFFICIAL SEAL"
MELANIE OLSEN
Notary Public, State of Illinois
My Commission Expires 9/25/2002

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 1/6, 19 99

Signature: 

Subscribed and sworn to before me by the said AGENT this 6 day of JANUARY, 19 99
Notary Public Melanie Olsen

Grantee or Agent
"OFFICIAL SEAL"
MELANIE OLSEN
Notary Public, State of Illinois
My Commission Expires 9/25/2002

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 Tax Act.)



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS