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Doc#: 0410016063 Eugene "Gene" Moore Fee: \$32.50 Cook County Recorder of Deeds Date: 04/09/2004 09:56 AM Pg: 1 of 5

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)

David T. Montgomery, 1015 Days Mountain Drive

(The Above Space For Recorder's Use Only)

of the City of Knoxville County of Tennessee for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable in hand paid, CONVEY and QUIT CLAIM to consideration

Sandra Montgomery, a single woman 12628 South Greenwood Avenue Blue Island, IL 60406

(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.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31- sub par. E and Cook County Ord. 93-0-27 par. 4

Permanent Index Number (PIN): 24-25-428-040-0000

Date 3/13/04 Sign. G. McKee

Address(es) of Real Estate: 12628 South Greenwood Avenue, Blue Island, Illinois 60406

DATED this 13th day of March 20 04

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

(SEAL) David T. Montgomery (SEAL)

(SEAL) (SEAL)

Tennessee State of Cook County of ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

David T. Montgomery, a single man

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 release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 13th day of March 20 04

Commission expires My commission expires June 28, 2006

James Nelson NOTARY PUBLIC

This instrument was prepared by Lowell L. Ladewig, 5600 W. 127th St., Crestwood, IL 60445 (NAME AND ADDRESS)

Handwritten initials and notes in the bottom right corner.

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as \_\_\_\_\_

12628 South Greenwood Avenue, Blue Island, IL 60406

LOT A IN BLOCK 1 OF CHARLES S. YOUNG'S SUBDIVISION OF THE NORTH  
1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST  
1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:	{ <table border="0"> <tr><td>_____</td></tr> <tr><td>Sandra Montgomery</td></tr> <tr><td>(Name)</td></tr> <tr><td>_____</td></tr> <tr><td>12628 South Greenwood Avenue</td></tr> <tr><td>(Address)</td></tr> <tr><td>_____</td></tr> <tr><td>Blue Island, IL 60406</td></tr> <tr><td>(City, State and Zip)</td></tr> </table> }	_____	Sandra Montgomery	(Name)	_____	12628 South Greenwood Avenue	(Address)	_____	Blue Island, IL 60406	(City, State and Zip)	_____
		_____									
		Sandra Montgomery									
(Name)											
_____											
12628 South Greenwood Avenue											
(Address)											
_____											
Blue Island, IL 60406											
(City, State and Zip)											
_____											
_____											
	_____	Sandra Montgomery									
	_____	(Name)									
	_____	12628 South Greenwood Avenue									
	_____	(Address)									
	_____	Blue Island, IL 60406									
	_____	(City, State and Zip)									

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

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

File No.: 040112919

LOT A IN BLOCK 1 OF CHARLES S. YOUNG'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

All situated in the County of Cook, State of IL.

Note: This is for information purposes only.

Property Commonly Known As:  
12628 Greenwood Avenue, Blue Island, IL 60406

Parcel #: 24-25-428-040-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE ( 55 ILSCS 5/3 5020 B )

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 a hold title to real estate in Illinois, a partnership authorized to do business or acquire a 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 March 13, 2004

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 13 day of March, 2004  
Notary Public

Marcia V. Hutchison



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, and 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 March 13, 2004

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 13 day of March, 2004  
Notary Public

Marcia V. Hutchison



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 fist 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.)



**EUGENE "GENE" MOORE**

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

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF WINNEBAGO

## AFFIDAVIT OF EXCEPTION TO THE PLAT ACT - 765 ILCS 205

**Kevin J. McKee**, being duly sworn on oath, states that he/she  
Print Name

Resides at 502 Pine, Freeport, Illinois 61032 and the attached deed represents:  
Street City State Zip Code

Review and Initial the Exemption Which is Applicable to the Attached Deed:

The attached deed does not represent any type of division of and existing parcel of land.

The Conveyance of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

The division or subdivision of land into parcels or tracts of Five (5) acres or more in size which does not involve any new streets or easements of access.

The conveyance is made to correct descriptions in prior conveyances.

The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any streets or easements of access.

The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

The sale or exchange of parcels of land between owners of adjoining and contiguous land.

The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lot from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines, which does not involve any new streets or easements of access.

The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of Access.

Note: Winnebago County's zoning ordinance states that newly created agriculture parcels with less than six (6) acres or frontage of less than 250 ft. requires A Special Use Permit. See the Regional Planning & Economic Development Department, Zoning Divisions, Room 301, for details.

Section 765 ILCS 205/5 of the Illinois Compiled Statutes states that whoever knowingly submits a false Affidavit is in violation and may be prosecuted. This non-compliance may also result in your revision not being processed.

Affiant further states that this affidavit is made and submitted for the purpose of inducing the Recorder of Winnebago County, Illinois to accept the deed for recording.



*K. J. McKee*  
Agent  
Signature

Subscribed and Sworn to Before Me On This 13nd Day of March, 2004.

Notary: \_\_\_\_\_ (Notary Seal)  
Notary's Signature

**This affidavit only ensures the Recorder's Office compliance with the State Plat Act. If the property is located Within a municipality or within 1 1/2 miles of municipality, local ordinances may apply. For your protection, it Is recommended that you have this land division reviewed and approved by the municipality.**

Name of Municipality Where Property is Located: \_\_\_\_\_

\_\_\_\_\_  
Municipal Planning Official's Signature (may be same as Planning Official)      Print Name      Date  
Property Address(es) is (are) attached:      This form provided by:  
\_\_\_\_\_  
Yes      No      Winnebago County Recorder's Office, Kenneth W. Staaf, Recorder  
404 Elm Street, Room 405, Rockford, IL 61101; Phone: 815-987-3100; Fax: 815-961-3261

Form effective date: August 1, 2002