

# UNOFFICIAL COPY

**Prepared By:** Jon R. Turner  
Jon R. Turner & Associates, LLC  
2700 East Sunset Road, Suite 6  
Las Vegas, NV 89120



**Doc#:** 0513717051  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 05/17/2005 10:53 AM Pg: 1 of 5

**After Recording Mail To:**  
John and Tonya Adduci  
18118 Donatus Drive  
Lansing, Illinois 60438

**Mail Tax Statement To:**  
John and Tonya Adduci  
18118 Donatus Drive  
Lansing, Illinois 60438

# 7173088

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RETURN To  
Lenders First Choice  
260 Wekiva Springs Rd.  
Suite 3000  
Longwood, FL 32778

## QUITCLAIM DEED

TITLE OF DOCUMENT

The Grantor(s) **John K. Adduci and Tonya Adduci, who acquired title incorrectly as Tonya Adducci, husband and wife**, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and quit claim(s) to **John K. Adduci and Tonya Adduci, husband and wife as tenants by the entirety**, whose address is 18118 Donatus Drive, Lansing, Illinois 60438, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 29-35-207-035-0000  
Site Address: 18118 Donatus Drive, Lansing, Illinois 60438

Prior Recorded Doc. Ref.: Deed: Recorded: September 20, 2002; Doc. No. 0021031504

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plural.

S-Y  
P-4/66  
S-5  
M-Y  
M.T.

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## AFFIDAVIT – PLAT ACT

### RECORDER OF COOK COUNTY

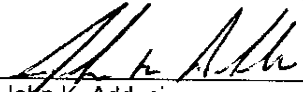
STATE OF IL  
COUNTY COOK ) SS

John K. Adduci, being duly sworn on oath, states that he/she resides at **18118 Donatus Drive, Lansing, Illinois 60438** that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

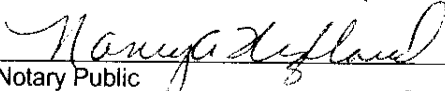
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes 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.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

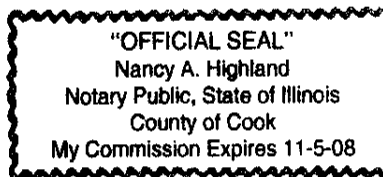
**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

  
John K. Adduci

SUBSCRIBED AND SWORN to before me this 18 day of April, 2005 by John K. Adduci.

  
Notary Public  
My commission expires: 11-5-08



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Dated this 19 day of April, 2005.

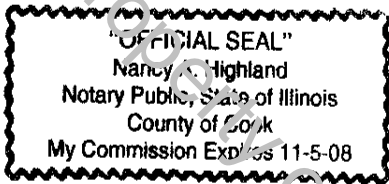
[Signature]  
John K. Adduci

[Signature]  
Tonya Adduci

STATE OF IL  
COUNTY OF COOK ) ss

The foregoing instrument was acknowledged before me this 18 day of April, 2005 by John K. Adduci and Tonya Adduci.

NOTARY RUBBER STAMP/SEAL



[Signature]  
NOTARY PUBLIC

Nancy A. Highland  
PRINTED NAME OF NOTARY  
MY Commission Expires: 11-5-08

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph <u>e</u> "	
Section 31-45; Real Estate Transfer Tax Act	
<u>1/19/05</u>	<u>[Signature]</u>
Date	Buyer, Seller or Representative

PROCESSED BY COOK COUNTY CLERK'S OFFICE

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## SCHEDULE "A"

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY, ILLINOIS:

LOT 34, IN STONY RIDGE SUBDIVISION, BEING A RESUBDIVISION OF PART OF ALLES' SOUTH CHICAGO ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY COUNTY ASSESSOR AS 29-35-207-035-0000; SOURCE OF TITLE IS DOCUMENT NO. 0021031504 (RECORDED 09/20/2002)



# UNOFFICIAL COPY

## 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 April 18, 2005.

Signature: *John K. Adduci*  
John K. Adduci

Signature: *Tonya Adduci*  
Tonya Adduci

Subscribed and sworn to before me by the said, John K. Adduci and Tonya Adduci, this 18 day of April, 2005.

Notary Public: *Nancy A. Highland*



The GRANTEE 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 April 18, 2005.

Signature: *John K. Adduci*  
John K. Adduci

Signature: *Tonya Adduci*  
Tonya Adduci

Subscribed and sworn to before me by the said, John K. Adduci and Tonya Adduci, this 18 day of April, 2005.

Notary Public: *Nancy A. Highland*



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.)