

# UNOFFICIAL COPY



Doc#: 0720510003 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/24/2007 09:47 AM Pg: 1 of 5

**Prepared By:**  
Leila Hansen, Esq.  
2700 East Sunset Road, Suite 6  
Las Vegas, NV 89120

**After Recording Mail To:**  
Title Source, Inc.  
1450 West Long Lake  
Suite 400  
Troy, Michigan 48098

**Mail Tax Statement To:**  
Jill A. Peterson  
7031 West Touhy Avenue, Unit 301C  
Niles, Illinois 60714

C-2578407

SPACE ABOVE THIS LINE FOR RECORDER'S USE

(S)

## **QUITCLAIM DEED** TITLE OF DOCUMENT

Att 2584630

The Grantor(s) **Jill A. Peterson, an unmarried woman**, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and quit claim(s) to **Jill A. Peterson, as Trustee of the Jill A. Peterson Declaration of Trust, dated March 7, 2001**, whose address is 7031 West Touhy Avenue, Unit 301C, Niles, Illinois 60714, 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: 10-31-100-010-1011  
Site Address: 7031 West Touhy Avenue, Unit 301C, Niles, Illinois 60714

Prior Recorded Doc. Ref.: Deed: Recorded: 2-5-2007; BK     , PG     ,  
Doc. No. 0703606069

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.

Handwritten initials/signature

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Dated this 26<sup>th</sup> day of April, 2007.

Jill A. Peterson  
Jill A. Peterson

STATE OF ILLINOIS  
COUNTY OF COOK ss

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2007 by Jill A. Peterson.

NOTARY RUBBER STAMP/SEAL



Maxine E. Stull  
NOTARY PUBLIC

MAXINE E. STULL  
PRINTED NAME OF NOTARY  
MY Commission Expires: 02/28/2009

AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph (e)"  
Section 31-15; Real Estate Transfer Tax Act

4.30.2007 Maxine E. Stull  
Date Buyer, Seller or Representative

VILLAGE OF NILES  
REAL ESTATE TRANSFER TAX  
7-06-07  
7031 Touhy # 301  
16193 \$ EXEMPT

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## 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 26<sup>th</sup>, 2007.

Signature: Jill A. Peterson  
Jill A. Peterson

Subscribed and sworn to before me by the said, Jill A. Peterson, this 26<sup>th</sup> day of APRIL, 2007.

Notary Public: Maxine E. Stull



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 26<sup>th</sup>, 2007.

Signature: Jill A. Peterson  
Jill A. Peterson, Trustee

Subscribed and sworn to before me by the said, Jill A. Peterson, Trustee, this 26<sup>th</sup> day of APRIL, 2007.

Notary Public: Maxine E. Stull



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.)

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## AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS  
COUNTY COOK } SS

Jill A. Peterson, being duly sworn on oath, states that he/she resides at 7031 West Touhy Avenue, Unit 301C, Niles, Illinois 60714 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.

Jill A. Peterson  
Jill A. Peterson

SUBSCRIBED AND SWORN to before me this 26<sup>th</sup> day of April, 2007 by Jill A. Peterson.

Maxine E. Stull  
Notary Public  
My commission expires: 02/28/2009



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## EXHIBIT A - LEGAL DESCRIPTION

Tax ID Number: 10-31-100-010-1011

Land situated in the County of Cook in the State of IL

**THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:**

**PARCEL 1:**

**UNIT 301C IN THE 7031 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 541.43 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 233.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 102.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 233.83 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185485 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE 13 INDOOR STORAGE SPACE 13 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97185485.**

Commonly known as: 7031 W Touhy Ave Apt, 301C, Niles, IL 60714