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Prepared By:
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Doc#: 0723615008 **Fee:** \$30.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/24/2007 09:10 AM Pg: 1 of 4

After Recording Mail To:
Valerie A. Werner
739 Highland Avenue
Oak Park, Illinois 60304

Mail Tax Statement To:
Valerie A. Werner
739 Highland Avenue
Oak Park, Illinois 60304

SPACE ABOVE THIS LINE FOR RECORDER'S USE

12043798
First American Title Insurance Co.
Lenders Advantage
1100 Superior Avenue, Suite 200
Cleveland, Ohio 44114
Attn: FACT

12043798

QUITCLAIM DEED
TITLE OF DOCUMENT

The Grantor(s) **Valerie A. Werner**, an unmarried woman who acquired title as a married woman, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and quit claim(s) to **Valerie A. Werner**, an unmarried woman, whose address is 739 Highland Avenue, Oak Park, Illinois 60304, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 20 AND THE NORTH 12 1/2 FEET OF LOT 21 IN BLOCK 3 IN FRANKLIN P. WILCON'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-17-117-022-0000
Site Address: 739 Highland Avenue, Oak Park, Illinois 60304

Prior Recorded Doc. Ref.: Deed: Recorded: December 16, 2004; Doc. No. 0435105276

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, Coverants, 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.

EXEMPTION APPROVED
Stacy Sokol
VILLAGE CLERK
VILLAGE OF OAK PARK

S-7
P-4
H-7
M

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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 May 8, 2007. Signature: Valerie A. Werner
Valerie A. Werner

Subscribed and sworn to before me by the said, Valerie A. Werner, this 8th day of May, 2007.

Notary Public: C. Michael Ireland
C. Michael Ireland



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 May 8, 2007. Signature: Valerie A. Werner
Valerie A. Werner

Subscribed and sworn to before me by the said, Valerie A. Werner, this 8th day of May, 2007.

Notary Public: C. Michael Ireland
C. Michael Ireland



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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Dated this 8 day of May 2007.

Valerie A. Werner
Valerie A. Werner

STATE OF Illinois
COUNTY OF Cook) ss

The foregoing instrument was acknowledged before me this 8th day of May, 2007 by Valerie A. Werner.

NOTARY RUBBER STAMP/SEAL



C. Michael Ireland

NOTARY PUBLIC

C. Michael Ireland

PRINTED NAME OF NOTARY

MY Commission Expires: 12-09-10

AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph E"
Section 31-45; Real Estate Transfer Tax Act

5/8/07

Date

Joseph Craig

Buyer, Seller or Representative

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF Illinois }
COUNTY Cook } SS

Valerie A. Werner, being duly sworn on oath, states that he/she resides at **739 Highland Avenue, Oak Park, Illinois 60304** 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.

Valerie A. Werner
Valerie A. Werner

SUBSCRIBED AND SWORN to, before me this 8 day of May, 2007 by Valerie A. Werner.

C. Michael Ireland
Notary Public
My commission expires: 12-09-10

