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Prepared By:

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When recorded mail to:
First American Title Insurance
Lenders Advantage
1100 Superior Avenue, Suite 200
Cleveland, Ohio 44114
ATTN: NRP TEAM

Mail Tax Statement To:

Justin and Colleen Teiken
1429 West Leland Avenue 1
Chicago, Illinois 60640

Doc#: 0735304102 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2007 11:23 AM Pg: 1 of 4

4/8/07 Kel

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

TITLE OF DOCUMENT

The Grantor(s) **Justin Teiken, a married man, and joined by his spouse Colleen Teiken**, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and quit claim(s) to **Justin Teiken and Colleen Teiken, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, whose address is 1429 West Leland Avenue 1, Chicago, Illinois 60640, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS: UNIT 1429-1 IN THE DOVER LELAND CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 273 AND LOT 274 IN IHERIDAN DRIVE SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 99-391496 TOGETHER WITH HIS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Site Address: **1429 West Leland Avenue 1, Chicago, Illinois 60640**

Permanent Index Number: **14-17-108-025-1004**

Prior Recorded Doc. Ref: **Deed**: Recorded: 7-7-1999; Book: _____, Page: _____
Doc. No. 99647683

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



TEIKEN
12597074

IL

FIRST AMERICAN LENDERS ADVANTAGE
QUIT CLAIM DEED



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Dated this 21 day of JUNE, 2007

Justin Teiken
Justin Teiken

Colleen Teiken
Colleen Teiken

STATE OF OHIO)
COUNTY OF Franklin) ss

The foregoing instrument was acknowledged before me this 21 day of JUNE 2007, 2007, by **Justin Teiken and Colleen Teiken.**

NOTARY RUBBER STAMP/SEAL



Russell Nichols
NOTARY PUBLIC
RUSSELL Nichols
PRINTED NAME OF NOTARY
MY Commission Expires: 12-4-11

AFFIX TRANSFER TAX STAMP OR "Exempt under provisions of Paragraph <u>e</u> " Section 31-45; Real Estate Transfer Tax Act	
<u>10/11/07</u> Date	<u>[Signature]</u> Buyer, Seller or Representative

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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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 June 21, 2007

Signature: _____

Justin Teiken
Justin Teiken

Signature: _____

Colleen Teiken
Colleen Teiken

Subscribed and sworn to before me by the said, Justin Teiken and Colleen Teiken, this 21 day of JUNE, 2007.

Notary Public: _____

[Handwritten Signature]



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 June 21, 2007

Signature: _____

Justin Teiken
Justin Teiken

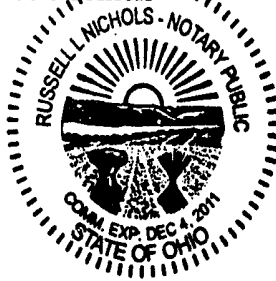
Signature: _____

Colleen Teiken
Colleen Teiken

Subscribed and sworn to before me by the said, Justin Teiken and Colleen Teiken, this 21 day of JUNE, 2007.

Notary Public: _____

[Handwritten Signature]



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 OF Cook) ^{SS}

Justin Teiken, being duly sworn on oath, states that he/she resides at **1429 West Leland Avenue 1, Chicago, Illinois 60640** 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.

Justin Teiken
Justin Teiken

SUBSCRIBED AND SWORN to before me this 21 day of JUNE, 2017, Justin Teiken.

[Signature]
Notary Public
My commission expires: 12-24-11

