

# UNOFFICIAL COPY



Doc#: 0834413034 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/09/2008 01:57 PM Pg: 1 of 8

**Prepared by:**  
Jennifer Hubert  
LSI  
700 Cherrington Parkway  
Coraopolis, PA 15108

**Return to:**  
LSI  
700 Cherrington Pkwy.  
Coraopolis, PA 15108  
412-299-4000

## QUIT CLAIM DEED

**Grantor/Mortgagor:** Carl B. Horbach and Julie A. Horbach, formerly husband and wife

**Grantee/Mortgagee:** Carl B. Horbach

**Property Address:** 3639 West 80<sup>th</sup> Place, Chicago, IL 60652

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**UNOFFICIAL COPY****Prepared by:**

LSI Title Agency, Inc.  
700 Cherrington Parkway  
Coraopolis, PA 15108

**After Recording Mail To:**

LSI  
700 Cherrington Pkwy.  
Coraopolis, PA 15108

**Mail Tax Statement To:**

Carl B. Horbach  
3639 West 80th Place  
Chicago, IL 60652

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SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**QUIT CLAIM DEED**

The Grantor(s) Carl B. Horbach and Julie A. Horbach, formerly husband and wife, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and Quit Claim(s) to Carl B. Horbach, whose address is 3639 West 80th Place, Chicago, IL 60652, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

See Legal Description Attached Hereto As Exhibit A

SUBJECT TO: any covenants, conditions and restrictions filed in the Cook County Records and all amendments thereto.

PIN # 19351120510000

Commonly known as: 3639 West 80th Place, Chicago, IL 60652

AND BEING the same property conveyed to the Grantor(s) herein by Deed recorded 06/11/1997 in Reception # 97415110, among the Cook County Land Records.

Grantors are divorced pursuant to a Judgment for Dissolution of Marriage dated 02/21/2008, Case Number 05 D 06551 in the District Court of Cook County, Illinois.

WITNESS the following signatures and seals:

# UNOFFICIAL COPY

Dated this 26<sup>th</sup> day of November, 2008.

Carl B. Horbach

Carl B. Horbach

STATE OF ILLINOIS )

COUNTY OF DeWitt ) :ss.

I, THE UNDERSIGNED A Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carl B. Horbach, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they, signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 26<sup>th</sup> day of November, 2008.



Bobbie Brown-Woznicki  
-Notary Public

My Commission expires on April 17, 2011.

NOTARY STAMP/SEAL

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph <u>  e  </u> "	
Section 31-45; Real Estate Transfer Tax Act	
<u>12/4/08</u>	<u>[Signature]</u>
Date	Buyer, Seller or Representative

# UNOFFICIAL COPY

Dated this 26<sup>th</sup> day of November, 2008.

Julie A. Horbach  
Julie A. Horbach

STATE OF ILLINOIS )  
 )  
COUNTY OF Stu Page ) :ss.

I, THE UNDERSIGNED A Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Julie A. Horbach, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they, signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 26<sup>th</sup> day of November, 2008.



Bobbie Brown-Woznicki  
-Notary Public

My Commission expires on April 17, 2011.

NOTARY STAMP/SEAL

PROPERTY OF COOK COUNTY Clerk's Office

# 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.

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 November 26, 2008.

Signature: *Julie A. Horbach*  
Julie A. Horbach

Signature: *Carl B. Horbach*  
Carl B. Horbach

Subscribed and sworn to before me by *Julie A. Horbach*  
the said, Julie A. Horbach,  
this 26 day of November, 2008.

Notary Public: *Bobbie Brown-Woznicki*



Subscribed and sworn to before me *Carl B. Horbach*  
by the said, Carl B. Horbach,  
this 26 day of November, 2008.

Notary Public: *Bobbie Brown-Woznicki*



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 offence 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.)

**UNOFFICIAL COPY****PLAT ACT AFFIDAVIT**

STATE OF ILLINOIS

COUNTY OF DeWitt} SS.  
}

Carl B. Horbach, being duly sworn on oath, states that he resides at 3639 West 80th Place, Chicago, IL 60652. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
  3. The divisions 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 parcels of land between owners of adjoining and contiguous land.
  5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedications of land for public use or instruments relating to the vacation of land impressed with public use.
  8. Conveyances made to correct descriptions in prior conveyances.
  9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
  10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots 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. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Carl B. Horbach  
Carl B. Horbach

SUBSCRIBED and SWORN to before me the above signed

This 26 day of November, 2008.

Bobbie Brown-Woznicki



# UNOFFICIAL COPY

Loan # : 10511

## Exhibit A

### LEGAL DESCRIPTION

The following described property:

Situated in Cook County, Illinois, commonly known as, (St. address) legally described as:

Lot Sixteen (16) the East Half (1/2) of Lot Seventeen (17) in Block Eight (8) in Clark and Marston's First Addition to Clarkdale, being a Subdivision of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section 35, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Assessor's Parcel No: 19351120510000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**Prepared by:**  
Erika Garcia  
MLD Mortgage, Inc.  
30B Vreeland Road  
Florham Park, NJ 07937

**Return to:**  
LSI  
700 Cherrington Pkwy.  
Coraopolis, PA 15108  
412-299-4000

MORTGAGE

**Grantor/Mortgagor:** Carl B. Horbach

**Grantee/Mortgagee:** MLD Mortgage, Inc.

**Property Address:** 3639 West 80<sup>th</sup> Place, Chicago, IL 60652

**Recorder's Office:**

**City:**

**County:**

**State:**

**Zip:**

**Parcel:**

**Block:**

**Lot:**

**Sublot:**

**Area:**

**Volume:**

**Page:**

**Instrument:**

**Recording:**

**Indexing:**

**Posting:**

**Printing:**

**Delivery:**

**Signature:**

**Date:**