

# UNOFFICIAL COPY



Doc#: 0920803080 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/27/2009 02:51 PM Pg: 1 of 4

After Recording Return to:

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This Instrument Prepared

by:

William E. Curphey &  
Associates  
2605 Enterprise Road  
Suite 155  
Clearwater, Florida 33759

This space for recording information only

Mail Tax Statements To:

Thomas W. Donaldson & Theresa A. Donaldson  
1831 Sunnyside Avenue  
Westchester, IL 60154

Property Tax ID#: 15-20-405-019

## QUITCLAIM DEED

Tax Exempt under provision of Paragraph E  
Section 31-45 Property Tax Code

[by: *Theresa A. Klatt*]

Dated this 9 day of JULY, 2009. WITNESSETH, that said GRANTORS, THOMAS W. DONALDSON, a now married man and THERESA A. KLATT n/k/a THERESA A. DONALDSON, a now married woman, as joint tenants, of the County of Cook, State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby CONVEY and QUITCLAIM unto THOMAS W. DONALDSON and THERESA A. DONALDSON, husband and wife, as joint tenants with right of survivorship, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 1831 Sunnyside Avenue, Westchester, IL 60154; and legally described as follows, to wit:

**“SEE COMPLETE LEGAL ATTACHED  
AS EXHIBIT “A” INCLUDED HEREWITH  
AND MADE A PART HEREOF”**

Tax ID: 15-20-405-019

Property Address: 1831 Sunnyside Avenue, Westchester, IL 60154

*SA  
EN  
P4  
SU  
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RUE*

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN TESTIMONY WHEREOF, WITNESS the signatures of the Grantors and Grantees of the date first written above.

**GRANTORS:**

**GRANTEES:**

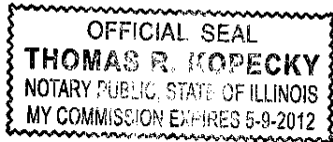
*Thomas W. Donaldson*  
 THOMAS W. DONALDSON  
*Theresa A. Klatt*  
 n/k/a Theresa A. Donaldson  
 THERESA A. KLATT  
 n/k/a THERESA A. DONALDSON

*Thomas W. Donaldson*  
 THOMAS W. DONALDSON  
*Theresa A. Donaldson*  
 THERESA A. DONALDSON

STATE OF ILLINOIS )  
 COUNTY OF COCK )

I, THOMAS A KOPECKY, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that THOMAS W. DONALDSON and THERESA A. KLATT n/k/a THERESA A. DONALDSON, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my and official seal this 9 day of JULY, 2009, 2009.



*Thomas A. Kopecky*  
 Notary Public  
 My commission expires: 5-9-2012

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

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## PLAT ACT AFFIDAVIT

State of ~~Illinois~~ PA

} ss.

County of Beaver

Lori Long, being duly sworn on oath, states that Thomas W. & Theresa A. Donaldson resides at 1831 sunnyside Ave. 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 interest 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 dedication of land for public use or instruments relating to the vacation of land impressed with a 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.

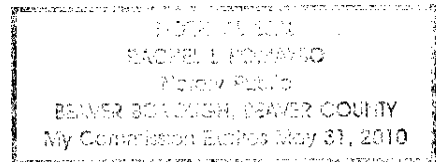
Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Lori Long

SUBSCRIBED and SWORN to before me

this 17 day of July, 2009

Rachel Tomayo



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## STATEMENT BY GRANTOR AND GRANTEE

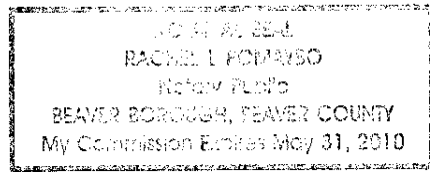
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 7/17, 2009

Signature: *Law Long*  
Grantor or Agent

Subscribed and sworn to before me by the said Law Long  
this 17 day of July,  
2009.

*Rachel L. Pomywo*  
Notary Public



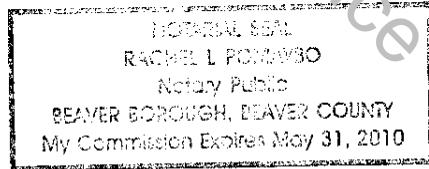
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 7/17, 2009

Signature: *Law Long*  
Grantee or Agent

Subscribed and sworn to before me by the said Law Long  
this 17 day of July,  
2009.

*Rachel L. Pomywo*  
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]