

UNOFFICIAL COPY



0932745057

Doc#: 0932745057 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/23/2009 11:37 AM Pg: 1 of 5

Prepared by:
Greg McClurg
LSI Title Agency, Inc
700 Cherrington Parkway
Coraopolis, PA 15108

Return to:
LSI
700 Cherrington Pkwy.
Coraopolis, PA 15108
412-299-4000
ELS # 6470778

QUITCLAIM DEED

Grantor/Mortgagor: Lois B Kohn

Grantee/Mortgagee: Jeffrey J Phillips and Lois K Phillips, Husband and Wife

Property Address: 342 West Center Rd Palatine, IL 60074

SA
SY
PS
SY
JMK
RM

UNOFFICIAL COPY**Prepared by:**

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

After Recording Mail To:

Jeffrey J. Phillips & Lois K. Phillips
342 West Center Rd.
Palatine, IL 60074

Mail Tax Statement To:

Jeffrey J. Phillips & Lois K. Phillips
342 West Center Rd.
Palatine, IL 60074

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUIT CLAIM DEED

The Grantor(s) Lois K. Phillips, formerly known as and who acquired title as Lois B. Kohn, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and Quit Claim(s) to Jeffrey J. Phillips AND Lois K. Phillips, husband and wife, as Tenants by the Entirety, whose address is 342 West Center Rd., Palatine, IL 60074, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 4 in Hidden Valley, being a subdivision of the South 10 acres of the East half of Lot 2 of Government Division of the Northwest Quarter of Section 3, Township 42 North, Range 10 East of the Third Principal Meridian. Together with the North 200 feet of the East half of Lot 1 of Government Division of the Northwest Quarter of Section 3, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

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

PIN # 02-03-104-076

Commonly known as: 342 West Center Rd., Palatine, IL 60074

AND BEING the same property conveyed to the Grantor(s) herein by Deed recorded 11/3/1997 in Reception # 97817568, among the Cook County Land Records.

ekp

UNOFFICIAL COPY

WITNESS the following signatures and seals:

Dated this 26th day of OCT., 2009.

Lois K. Phillips f/k/a Lois B. Kohn
Lois K. Phillips f/k/a Lois B. Kohn

STATE OF ILLINOIS)

COUNTY OF COOK) :SS.

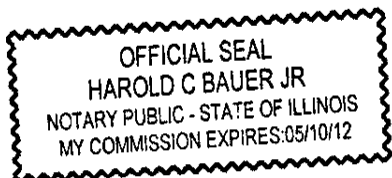
I, THE UNDERSIGNED A Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lois K. Phillips f/k/a Lois B. Kohn, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they, signed, 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 26th day of OCT, 2009.

Harold C Bauer Jr
-Notary Public

My Commission expires on 05/10/12, 20 .

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>11/3/08</u>	<u>Melissa Walker</u>
Date	Buyer, Seller or Representative

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.

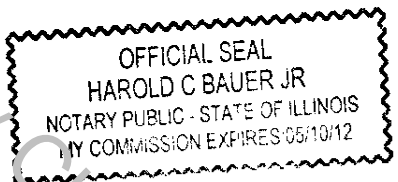
The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 OCT. 26, 2009 Signature: Lois K. Phillips
Lois K. Phillips

Signature: Jeffrey J. Phillips
Jeffrey J. Phillips

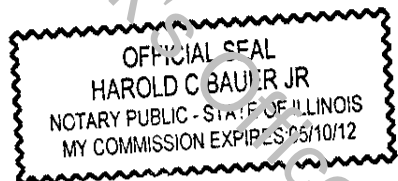
Subscribed and sworn to before me by the said, Lois K. Phillips, this 26th day of OCT, 2009.

Notary Public: Harold C Bauer Jr



Subscribed and sworn to before me by the said, Jeffrey J. Phillips, this 26th day of OCT, 2009.

Notary Public: Harold C Bauer Jr



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 COOK } SS.

Lois K. Phillips, being duly sworn on oath, states that she resides at 342 West Center Rd., Palatine, IL 60074. 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 she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Lois K. Phillips
Lois K. Phillips

SUBSCRIBED and SWORN to before me

This 26th day of OCT., 2009.

Harold C Bauer Jr

