

# UNOFFICIAL COPY



Doc#: 0934946018 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/15/2009 11:01 AM Pg: 1 of 5

After Recording Return to:  
NCS: 2301-14339

**PLACER TITLE COMPANY**  
5814 Lonetree Blvd.  
Rocklin, CA 95765

This instrument was prepared under the supervision of:  
P. DeSantis, Esq.  
By: Law's Specialty Group, Inc.  
235 West Brandon Blvd., #101  
Brandon, Florida 33511  
866-755-6300

This space for recording information only

**Mail Tax Statements To:**  
Joseph J. Loda  
1229 North Arlington Heights Road  
Arlington Heights, IL 60004

Exempt under provisions of PE, §31-45  
Of the Real Estate Transfer Tax Law  
(35 ILCS 200/31-45)  
11-23-09  
Date Buyer, Seller or Representative

Property Tax ID#: 03-02-306-084-0000

## QUITCLAIM DEED

(this deed is being executed to remove property from a trust to the trust beneficiary)

Dated this 23<sup>rd</sup> day of November, 2009, WITNESSETH, that said **GRANTOR, JOSEPH J. LODA**, as Trustee under the provision of a trust agreement dated March 24, 2008 and known as The Joseph J. Loda Trust, *with full and binding authority to act on behalf of said trust pursuant to Certificate of Trust attached hereto and made a part hereof*, residing at 1229 North Arlington heights Road, Arlington Heights, Illinois 60004, 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, does hereby **CONVEYS** and **QUITCLAIMS** unto **GRANTEE, JOSEPH J. LODA**, an unmarried man, residing at 1229 North Arlington Heights Road, Arlington Heights, Illinois 60004, all the right,

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title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 1229 North Arlington heights Road, Arlington Heights, Illinois 60004, and legally described as follows, to wit:

**THE NORTH 108.0 FEET OF THE SOUTH 132 FEET OF THE WEST 182.67 FEET OF LOT 31 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF, AND THE SOUTH 4 ACRES OF THE EAST 1/2 OF THE SOUTH WEST 1/4 THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1906 IN BOOK 92 OF PLATS, PAGE 42, AS DOCUMENT NUMBER 3941663, IN COOK COUNTY, ILLINOIS.**

**THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY BUT ARE NOT RE-ESTABLISHED HEREBY.**

**BEING THE SAME PROPERTY AS CONVEYED TO JOSEPH J. LODA, AS TRUSTEE UNDER THE PROVISION OF A TRUST AGREEMENT DATED MARCH 24, 2008 AND KNOWN AS THE JOSEPH J. LODA TRUST BY DEED DATED MARCH 21, 2009 AND RECORDED MAY 12, 2009 AS DOCUMENT NUMBER 0913244034 IN COOK COUNTY, ILLINOIS.**

Property Address: 1229 North Arlington Heights Road, Arlington Heights, Illinois 60004  
*The legal description was obtained from a previously recorded instrument.*

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption

Laws of the State of Illinois.

*This space intentionally left blank*

*Signature Page Follows*

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IN TESTIMONY WHEREOF, WITNESS the signatures of the Grantor and Grantee of the date first written above.

GRANTOR:

Joseph J. Loda  
JOSEPH J. LODA, as Trustee  
under the provision of a trust agreement  
dated March 24, 2008 and known as  
The Joseph J. Loda Trust

GRANTEE:

Joseph J. Loda  
JOSEPH J. LODA

STATE OF ILLINOIS )

COUNTY OF Cook )

I, James Jackson, a Notary Public in and for said County and State aforesaid DO HEREBY CERTIFY that JOSEPH J. LODA, as Trustee under the provision of a trust agreement dated March 24, 2008 and known as The Joseph J. Loda Trust, as Grantor and JOSEPH J. LODA, as Grantee, 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 23<sup>rd</sup> day of November, 2009.



James Jackson  
Notary Public My commission expires: 7/20/11

Preparer makes no representations as to the validity of the trust document, has not been provided with a copy of the trust document, is unaware of its contents or provisions and makes no warrants or representations as to the fiduciary duties of said trustee. This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**

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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 authorize 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 23rd, 2009.

Signature: Joseph J. Zoh  
Grantor or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this 23rd day of November, 2009

Notary Public James Jackson

The Grantee of 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 title to real estate under the laws of the State of Illinois.

Dated November 23rd, 2009



Signature: Joseph J. Zoh  
Grantee or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this 23rd day of November, 2009

Notary Public James Jackson

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.

(Attached 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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## 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 November 23, 2009

Signature: Joseph J. Loh  
Grantor or Agent

Subscribed and sworn to before me

By the said

This 23rd day of November, 2009

Notary Public James Jackson



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 title to real estate under the laws of the State of Illinois.

Date November 23, 2009

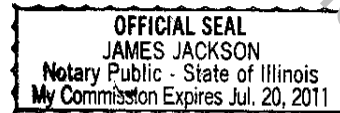
Signature: Joseph J. Loh  
Grantee or Agent

Subscribed and sworn to before me

By the said

This 23rd day of November, 2009

Notary Public James Jackson



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.)