

# UNOFFICIAL COPY



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Cook County Recorder of Deeds  
Date: 06/15/2010 10:09 AM Pg: 1 of 3

This instrument was prepared under the supervision of:

P. DeSantis, Esq.  
By: Law's Specialty Group, Inc.  
235 West Brandon Blvd., #197  
Brandon, Florida 33511  
866-755-6300

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Mail Tax Statements To:

Ida B. Sanders  
8139 Marshfield Avenue  
Chicago, IL 60620

<b>Exempt under provisions of §E, §31-45 Of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)</b>	
<u>5.13.10</u> Date	<u>Sylvia Flake</u> Buyer, Seller or Representative

Property Tax ID#: 20-31-223-012-0000

## QUITCLAIM DEED

(the purpose of this deed is to update marital status and name on title)

Dated this 13<sup>th</sup> day of May, 2010. WITNESSETH, that said GRANTOR, IDA B. SANDERS formerly known as Ida B. Jordan, a married and since divorced woman who acquired title prior to marriage, residing at 8139 South Marshfield Avenue, Chicago, Illinois 60620, 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, IDA B. SANDERS, an unmarried woman, residing at 8139 Marshfield Avenue, Chicago, Illinois 60620, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 8139 Marshfield Avenue, Chicago, Illinois 60620, and legally described as follows, to wit:

**LOT 90 IN BRITIGANS WESTFIELD SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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.**

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**BEING THE SAME PROPERTY AS CONVEYED TO IDA B. JORDON BY TRUSTEE'S DEED FROM CHICAGO TITLE AND TRUST COMPANY, DATED AND RECORDED DECEMBER 27, 1985 AS DOCUMENT NUMBER 85340717 IN COOK COUNTY, ILLINOIS.**

Property Address: 8139 South Marshfield Avenue, Chicago, Illinois 60620  
*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.

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

**GRANTOR:**

**GRANTEE:**

Ida B. Sanders  
**IDA B. SANDERS**  
formerly known as Ida B. Jordan

Ida B. Sanders  
**IDA B. SANDERS**

**STATE OF ILLINOIS**

**COUNTY OF** Cook

I, Michael R. Smith, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that IDA B. SANDERS formerly known as Ida B. Jordan, as Grantor and IDA B. SANDERS, 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 she signed, sealed and delivered the said instrument as her 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 13<sup>th</sup> day of May, 2010.

Michael R. Smith  
Notary Public My commission expires: 11/15/10  
Michael R. Smith

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) or 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 05/13/10, 2000

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me Michael R. Smith  
by the said Notary Grantor  
this 13 day of May, ~~200~~ 2010

Notary Public [Signature]



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 05/13/10, ~~200~~ 2010

Signature: [Signature]  
Grantee or Agent

Subscribed an sworn to before me Michael R. Smith  
by the said Grantee  
this 13 day of May, ~~200~~ 2010

Notary Public [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.

(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.)