UNOFFICIAL COPY

Prepared By:

Leils H. Hansen, Esq. 9041 S. Pecos Road #3900 Henderson, NV 89074 Phone: 702-736-6400

After Mail To:

Masao and Julie Osada 8317 West Church Street Niles, Illinois 60714

Mail Tax Statement To:

Masao and Julie Osada 8317 West Church Street Niles, Illinois 60714

Order No. 66230° o

Doc#: 1030528000 Fee: \$50.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 11/01/2010 09:31 AM Pg: 1 of 8

SPACE ABOVE THIS LINE FOR RECORDER'S USE

IL

QUITCLAIM DEED

TITLE OF DOCUMENT

The Grantor(s) Masao Osade, a married man and joined by his spouse Julie M. Osada, for GOOD AND VALUABLE CONSIDERATION, in nand paid, convey(s) and quit claim(s) to Masao Osada and Julie M. Osada, husband and wife, as joint tarants with right of survivorship and not as tenants in common, whose address is 8317 West Church Street. Niles, Illinois 60714, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 3 IN PANOPOULOS' RE-SUBDIVISION OF LOT S 1 AND 2 IN WESTBERG'S RE-SUBDIVISION OF LOT 25 IN BALLARD HIGHLANDS, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Site Address: 8317 West Church Street, Niles, Illinois 60714

Permanent Index Number: 09-14-414-028-0000

Prior Recorded Doc. Ref.: **Deed**: Recorded: 8/11/2004; Book ______, Page ______, Doc. No. 042242600

Hereby releasing and waiving all rights under and by virtue of the Homest an Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Pights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plure.

WHEN RECORDED, RETURN TO: FIRST AMERICAN LENDERS ADVANTAGE 1100 SUPERIOR AVENUE, SUITE 200 CLEVELAND, OHIO 44114 NATIONAL RECORDING - TEAM 2 Accommodation Recording Per Client Request 42448775
FIRST AMERICAN ELS
QUIT CLAIM DEED

USE VILLAGE OF NILES MAS E REAL ESTATE TRANSFER TAX E STATE TO STATE

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Dated this 26 day of 5	ûly , 2010.
Masao Osada	Julie M. Osada
COUNTY OF COOK ss	
The foregoing instrument was acknowledged before 20 10, by Masao Osada and Julie M. Osada.	e me this 264 day of 3014 ,
NOTARY RUBBER STAMP/SF ***	NOTARY PUBLIC Jean A. Zei
OFFICIAL SEAL JEAN A ZEI NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03/06/14	
	PRINTED NAME OF NOTARY MY Commission Expires: AFFIX TRANSFER TAX STAMP OR
	"Exempt uncler provisions of Paragraph " Section 31-45: Peal Estate Transfer Tax Act
	Date Buter, Seller or Representative

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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, 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.

Illinois, or other entity recognized as a person estate under the laws of the State of Illinois.	do business or acquire and hold title to real estate in and authorized to do business or acquire title to real
Dated 76 July, 2016.	Masao Osada
	Signature: Yulie M. Osada
Subscribed and sworn to before me by the said, Masao Osada and Julie M. Osada this 26 day of July , 20 10. Notary Public: Han a Zei, Not may	S JEAN A ZEI
shown on the deed or assignment of beneficial Illinois corporation or foreign corporation authestate in Illinois, a partnership authorized to	he best of his knowledge, the name of the GRANTER interest in a land trust is either a natural person, ar norized to do business or acquire and hold title to read business or acquire and hold title to read estate in and authorized to do business or acquire title to read signature:
Muly 26	Masao O sada Signature: Julie A. Osada
Subscribed and sworn to before me by the said, Masao Osada and Julie A. Osada, this 20 day of July, 20 10.	OFFICIAL SEAL JEAN A ZEI NOTARY PUBLIC - STATE OF ILLINOIS

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Notary Public: \(\scale

Dean A Den

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AFFIDAVIT - PLAT ACT

1	RECORDER OF COOK COUNTY
STAT	E OF (UNO19
COLL	TE OF
Masa	ao Osada, being duly sworn on oath, states that he/she resides at 8317 West Church Street, Niles, Illinois 60714 he attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:
(1) T	he sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. T	The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any ew streets, or easements of access.
3. T	The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new treets or easements of access.
4. T	the sale or exchange of land is between owners of adjoining and contiguous land.
5. T	The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility acilities, which does not involve any nev str∋ets or easements of access.
6. T	The conveyance is of land owned by a railinguity or other public utility, which does not involve any new streets or easements of access.
7. T	The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of and for public use or instruments relating to the vacatior of land impressed with a public use.
8. T	The conveyance is made to correct descriptions in prior conveyances.
9. T	The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
t:	The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.
CIRC	CLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.
Illino	nt further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deads of Cook County, is, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are by the attached deed and the tract described therein.
	Masao Osada
SUB	SCRIBED AND SWORN to before me this 26 day of July , 2010, Masao Osada.
	ory Public Jean A Zei Schmission expires: 3-4-2014 NOTARY PUBLIC - STATE OF ILLINOIS

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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.

estate under the laws of the State of Illinois.	
Dated July Jb , 2010. Signature: Masao	
Signature: Julie M. Osada Julie M. Osada	
Subscribed and sworn to before me by the said, Masao Osada and Julie M. Osada, this 26 day of July , 2010. Notary Public: Jan A. Zei, NOTARI Public Jean A. Zei, NOTARI Public	
The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRA shown on the deed or assignment of beneficial interest in a land trust is either a natural personal sufficiency of the composition of 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 under the laws of the State of Illinois. Dated	on, an to real tate in
Signature: Julie A. Osada Subscribed and sworn to before me by the said, Masao Osada and Julie A. Osada, this A. day of 26 Notary Public: Notary Public: Notary Public: Notary Public: Signature: Julie A. Osada OFFICIAL SEAL JEAN A ZEI NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03.08/14	

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



FUNDAL COPY Prenville, IL 60555

STATEMENT BY GRANTOR AND GRANTEE

assignment of beneficial interest in a land trust is eithe authorized to do business or acquire and hold title to acquire and hold title to real estate in Illinois, or other acquire title to real estate under the laws of the State	er a natural person, an Illinois corporation or foreign corporation real estate in Illinois, a partnership authorized to do business or entity recognized as a person and authorized to do business or of Illinois.
Dated 26 July 50 10	Signature_Mosav Chro
Dated S S S S S S S S S S S S S S S S S S S	Grantor or Ågent
Subscribed and sworn to before me by the said this day of	affiant OFFICIAL SEAL JEAN A ZEI NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03/06/14
The grantee or his agent affirms and verifies that the interest in a land trust is either a natural person, an I or acquire and hold title to real estate in Illinois, a part	name or the grantee shown on the deed or assignment of beneficial llinois corporation or foreign corporation authorized to do business thership authorized to do business or acquire and hold title to real on and authorized to do business or acquire and hold title to real Signature Signature Signature
Subscribed and sworn to before me by the said this day of Notary Public Hun	affiant JEAN A ZEI JEAN A ZEI NOTARY PUBLIC - STATE OF ILLINOIS MY CCMMISSION EXPIRES:03/06/14 Zei, Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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UNOFFICIAL COPY

AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF		
COUNTY OF COOK S		
Masao Osada, being duly sworn on oath, states that he/she resides at 8317 West Church Street, Niles, Illinois 60 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:	0714	
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land		
 The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve new streets, or easements of access. 	e any	
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any streets or easements of access.	new	
4. The sale or exchange of land is between owners of adjoining and contiguous land.		
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public facilities, which does not involve any nevertheless or easements of access.	utility	
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new stree easements of access.	ets or	
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication land for public use or instruments relating to the vacation of land impressed with a public use.	ion of	
8. The conveyance is made to correct descriptions in prior conveyances.		
 The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a parti parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access. 	icular	
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a su of said single lot having been made by a registered land surveyor.	nd no	
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.		
Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Dred's of Cook Co Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land met by the attached deed and the tract described therein.	ounty, d are	
SUBSCRIBED AND SWORN to before me this 26 day of 50 day of 20 10, Masao Osada.		
Notary Public Jean A Zer My commission expires: 3-6-2014 Notary Public STATE OF ILLINOIS NOTARY PUBLIC - STATE OF ILLINOIS		

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UNOFIEICHALLACOPY

Sta te	of Illinois
•	ty of Cook
-	to easy Osada — being duly sworn on oath, states that resides
	e 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 brocks 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 or parcels of land between owners of adjoining and contiguous land.
5.	The conveyance of parcels of land or incrests therein for use as right of way fro 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 amer. 12 tory 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 alinois 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. 89-318, 1 eff. October 1, 1977.
CIRC	CLE THE NUMBER ABOVE WHICH IS A PPLICABLE TO THE ATTACHED DEED.
	nt further state that <u>Ne</u> makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, is, to accept the attached deed for recording.
SUB:	SCRIBED and SWORN to before me OFFICIAL SEAL JEAN A ZEI NOTA PUR PUBLIC. NOTA PUR PUBLIC. NOTA PUR PUBLIC.