

UNOFFICIAL COPY



**Prepared By:**

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Phone: 702-736-6400

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

**Accommodation 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. 6623090

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

TITLE OF DOCUMENT

The Grantor(s) **Masao Osada**, a married man and joined by his spouse **Julie M. Osada**, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and quit claim(s) to **Masao Osada and Julie M. Osada, husband and wife, as joint tenants 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 LOTS 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. 0422426000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, 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 plural

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

OSADA  
42448775 IL  
FIRST AMERICAN ELS  
QUIT CLAIM DEED

VILLAGE OF NILES Mrs  
REAL ESTATE TRANSFER TAX  
10-21-10  
8317 Church  
18398 \$EXEMPT

S 14  
P 19  
S N  
M N  
SC M  
E N  
INT e

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Dated this 26 day of July, 2010.

Masao Osada  
Masao Osada

Julie M. Osada  
Julie M. Osada

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of July, 2010, by **Masao Osada and Julie M. Osada.**

NOTARY RUBBER STAMP/SEAL



Jean A. Zei  
NOTARY PUBLIC Jean A. Zei

PRINTED NAME OF NOTARY  
MY Commission Expires: 3-6-2014

AFFIX TRANSFER TAX STAMP OR "Exempt under provisions of Paragraph <u>e</u> " Section 31-45: Real Estate Transfer Tax Act	
<u>8/13/10</u> Date	<u>JASON VAEL</u> <u>% FIRST AMERICAN</u> 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.

Dated 26 July, 2010.

Signature: Masao Osada  
Masao Osada

Signature: Julie M. Osada  
Julie M. Osada

Subscribed and sworn to before me by the said, Masao Osada and Julie M. Osada, this 26<sup>th</sup> day of July, 2010.



Notary Public: Jean A. Zei  
Jean A. Zei, Notary Public

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 Jean A. Zei (JAZ), 2010.  
July 26

Signature: Masao Osada  
Masao Osada

Signature: Julie A. Osada  
Julie A. Osada

Subscribed and sworn to before me by the said, Masao Osada and Julie A. Osada, this 26 day of July, 2010.



Notary Public: Jean A. Zei  
Jean A. Zei

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.)

# UNOFFICIAL COPY

## AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

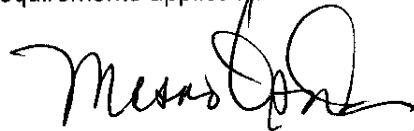
STATE OF ILLINOIS  
COUNTY OF COOK ss

Masao Osada, being duly sworn on oath, states that he/she resides at **8317 West Church Street, Niles, Illinois 60714** that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is 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 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 utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. 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.
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 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.


**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 Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



Masao Osada

SUBSCRIBED AND SWORN to before me this 26<sup>th</sup> day of July, 2010, Masao Osada.

  
Notary Public Jean A. Zei  
My commission expires: 3-6-2014



# 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.

Dated July 26, 2010.

Signature: Masao Osada  
Masao Osada

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: Jean A. Zei  
Jean A. Zei, Notary Public



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 3 July 26, 2010.

Signature: Masao Osada  
Masao Osada

Signature: Julie A. Osada  
Julie A. Osada

Subscribed and sworn to before me by the said, Masao Osada and Julie A. Osada, this 26th day of July, 2010.

Notary Public: Jean A. Zei  
Jean A. Zei



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.)



**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.

Dated 26 July 2010

Signature *Masao [Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ affiant  
this 26<sup>th</sup> day of July, 2010

Notary Public *Jean A. Zei*  
Jean A. Zei, Notary



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 26 July 2010

Signature *Masao [Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ affiant  
this 26<sup>th</sup> day of July, 2010

Notary Public *Jean A. Zei*  
Jean A. 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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## AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

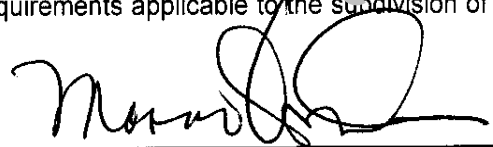
STATE OF ILLINOIS )  
COUNTY OF COOK ) **ss**

**Masao Osada**, being duly sworn on oath, states that he/she resides at **8317 West Church Street, Niles, Illinois 60714** that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is 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 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 utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. 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.
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 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.

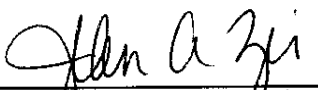
**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



Masao Osada

SUBSCRIBED AND SWORN to before me this 26<sup>th</sup> day of July, 2010, Masao Osada.

  
Notary Public Jean A. Zei  
My commission expires: 3-6-2014



# UNOFFICIAL COPY

PLATACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

Masao Osada being duly sworn on oath, states that I resides at 8317 W. CHURCH ST, NILES IL 60714 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 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 he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Masao Osada

SUBSCRIBED and SWORN to before me

this 26<sup>th</sup> day of July, 2010.

Jean A. Zei Jean A. Zei  
NOTARY Public

