

Prepared By: ✓

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Doc#: 1100339088 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/03/2011 01:00 PM Pg: 1 of 4

After Recording Mail To:

Title Source, Inc.
1450 West Long Lake Road
Suite 400
Troy, Michigan 48084

Mail Tax Statement To:

James and Geri Janssen
13520 McCabe Drive
Orland Park, Illinois 60467

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

TITLE OF DOCUMENT

55938731 -
804135

The Grantor(s) **James A. Janssen and Geri M. Janssen, formerly known as Geri M. Christensen, husband and wife, not in tenancy in common, but in joint tenancy,** for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and quit claim(s) to **James A. Janssen and Geri M. Janssen, husband and wife, as joint tenants with right of survivorship and not as tenants in common,** whose address is 13520 McCabe Drive, Orland Park, Illinois 60467, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

LOT 133 IN PINWOOD NORTH UNIT 2, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

Site Address: **13520 McCabe Drive, Orland Park, Illinois 60467** ✓

Permanent Index Number: **27-06-118-025-0000** ✓

Prior Recorded Doc. Ref.: **Deed: Recorded: July 28, 1994; Doc. No. 94662752** ✓

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.

Rec 1st 7/8/94

Recording Requested by &
When Recorded Return To:
Indecomm US Recordings
2925 Country Drive
St. Paul, MN 55117

S _____
P 4 _____
S _____
M _____
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UNOFFICIAL COPY

Dated this 1st day of December, 2010.

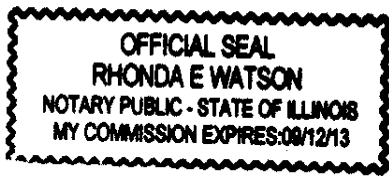
James A. Janssen
James A. Janssen

Geri M. Janssen / Geri M. Christensen
Geri M. Janssen, f/k/a
Geri M. Christensen

STATE OF Illinois)
COUNTY OF COOK) ss

The foregoing instrument was acknowledged before me this 1st day of December, 2010, by **James A. Janssen and Geri M. Janssen, f/k/a Geri M. Christensen.**

NOTARY RUBBER STAMP/SEAL



Rhonda E. Watson
NOTARY PUBLIC

Rhonda E. Watson
PRINTED NAME OF NOTARY
MY Commission Expires: 9/12/13

AFFIX TRANSFER TAX STAMP OR "Exempt under provisions of Paragraph <u>e</u> " Section 31-45: Real Estate Transfer Tax Act	
<u>12/14/2010</u> Date	<u>[Signature]</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 December 1, 2010.

Signature: [Signature]
James A. Janssen

Signature: [Signature] / [Signature]
Geri M. Janssen, f/k/a
Geri M. Christensen

Subscribed and sworn to before me by the said, James A. Janssen and Geri M. Janssen, f/k/a Geri M. Christensen, this 1st day of December, 2010.

Notary Public: [Signature]
Rhonda E. Watson



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.

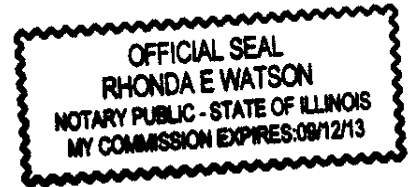
Dated December 1, 2010.

Signature: [Signature]
James A. Janssen

Signature: [Signature]
Geri M. Janssen

Subscribed and sworn to before me by the said, James A. Janssen and Geri M. Janssen, this 1st day of December, 2010.

Notary Public: [Signature]
Rhonda E. Watson



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

James A. Janssen, being duly sworn on oath, states that he/she resides at **13520 McCabe Drive, Orland Park, Illinois 60467** 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 a ny 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 di mensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or a ny 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.

James A. Janssen
James A. Janssen

SUBSCRIBED AND SWORN to before me this 1st day of December, 2010. James A. Janssen.

Rhonda E. Watson
Notary Public
My commission expires: 9/12/13 Rhonda E. Watson

OFFICIAL SEAL
RHONDA E WATSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/12/13



1634 12/9/2010 76836996/1