

# UNOFFICIAL COPY



**After Recording Return to:**  
Jon and Iryna Fanning  
728 W Eastman St  
Chicago, IL 60610

**Doc#:** 1101334021 **Fee:** \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/13/2011 08:46 AM Pg: 1 of 4

**Instrument Prepared by:**  
Roger R. Ochoa, Esq.  
1127 E. Cambridge Dr.  
Scherverville, IN 46375

**Mail Tax Statements To:**  
Jon and Iryna Fanning  
728 W Eastman St  
Chicago, IL 60610

**Ref.#** 10112351

**Tax Parcel ID#**  
17-04-113-100-1062

## QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code

By: Jon Fanning, date 12-16-10  
Jon Fanning

Dated this 21<sup>st</sup> day of October, 2010. WITNESSETH, that JON FANNING, his heirs and assigns, forever, a married man, who acquired title as a single person, GRANTOR, of the County of Cook, State of Illinois, for and in consideration of the sum of ONE (\$1.00) DOLLAR, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto JON FANNING and IRYNA FANNING, Husband and Wife, not as tenants in common, nor as joint tenants with right of survivorship, but as Tenants by the Entirety, GRANTEE, all the rights and title interest in the following described real estate being situated in Cook County, Illinois, commonly known as: 728 W Eastman St, Chicago, IL 60610, and legally described as follows, to wit:

The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Assessor's Parcel No: 17-04-113-100-1062

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 signature of the GRANTOR on the date first written above.

By: Jon Fanning  
Jon Fanning

4

# UNOFFICIAL COPY

STATE OF ILLINOIS

)

COUNTY OF COOK

)ss.

)

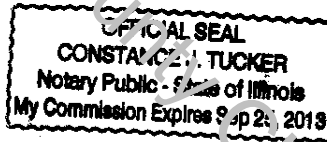
I, CONSTANCE J. TUCKER, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that, Jon Fanning, ~~personally~~ known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 hand official seal this 16 day of DEC., 2010.

*Constance J. Tucker*

Notary Public

My commission expires: 9-25-13



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

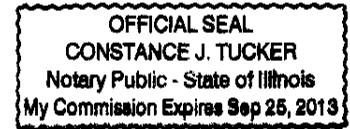
The grantors or their agent affirms that, to the best of her knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real 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.

Date: 12-16-10

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on 12-16, 2010.  
(Impress Seal Here)

[Handwritten Signature]  
Notary Public



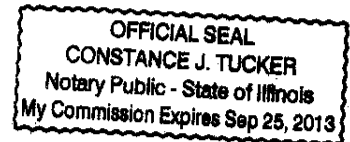
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date: 12-16-2010

Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on .  
(Impress Seal Here)

[Handwritten Signature]  
Notary Public



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 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 Act.]

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF Pennsylvania )  
 ) SS.  
 COUNTY OF Allegheny )

Tiffany Sheffield, being duly sworn on oath, states that Jon Fanning and Iryna Fanning resides at 728 W Eastman St, Chicago, IL 60610. 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 dedications of land for public use or instruments relating to the vacation of land impressed with 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 and 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.

Affiants further state that he/she/they make this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Tiffany Sheffield

Ronna L. Tate

SUBSCRIBED and SWORN to before me  
 This 30 day of Dec, 2010.

COMMONWEALTH OF PENNSYLVANIA  
 Notarial Seal  
 Ronna L. Tate, Notary Public  
 Moon Twp., Allegheny County  
 My Commission Expires May 10, 2012  
 Member, Pennsylvania Association of Notaries