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Doc#: 1102150024 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/21/2011 12:38 PM Pg: 1 of 3

QUITCLAIM DEED IN TRUST

ILLINOIS STATUTORY

MAIL TO:

Gerald M. Hunter, Ltd.
PO Box 129
Oglesby, IL 61348

NAME & ADDRESS OF
TAXPAYER:

Recorder's Stamp

THE GRANTORS
JAMES F. NICHOLSON and JUDITH A. O'BRIEN, husband and wife, of the City of Northbrook, County of Cook, and State of Illinois, for and in consideration of TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY AND QUITCLAIM to JAMES F. NICHOLSON, as Trustee, of 1 COURT OF HIDDEN BAY LAND TRUST, and not individually, pursuant to the terms of the Land Trust Agreement dated 26 November, 2010, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Parcel 1: Lot 73 in Ancient Tree Unit 1, being a subdivision of parts of the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 8, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements appurtenant to and for ingress and egress for the benefit of Parcel 1 as defined and set forth in the Plat of Subdivision recorded as Document No. 22328735 and as created by the Declaration of Easements recorded as Document No. 22723117 and by Deed Document No. 23045290.

Subject to general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Index Numbers: 04-08-311-067-0000

Property Address: 1 Court of Hidden Bay, Northbrook, IL 60062

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DATED this 27th day of November, 2010.

James F. Nicholson (SEAL)
JAMES F. NICHOLSON

Judith A. O'Brien (SEAL)
JUDITH A. O'BRIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF LASALLE)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMES F. NICHOLSON and JUDITH A. O'BRIEN, husband and wife, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27th day of November, 2010.



Gerald M. Hunter
NOTARY PUBLIC

COOK COUNTY-ILLINOIS TRANSFER STAMP
EXEMPTION UNDER PROVISIONS OF PARAGRAPH
"c" SECTION 4, REAL ESTATE TRANSFER ACT

NAME AND ADDRESS OF PREPARER:

GERALD M. HUNTER, LTD.
ATTORNEY AT LAW
PO BOX 129
OGLESBY, IL 61348

DATE: November 27, 2010

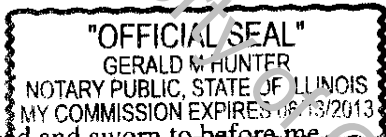
Gerald M. Hunter, atty
Buyer, Seller or Representative

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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, 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 November 27, 2010



Subscribed and sworn to before me
By the said James F Nicholson and Judith A O'Brien

This 27th day of November, 2010

Notary Public Gerald M Hunter

Signature: James F Nicholson
Judith A O'Brien
Grantor or Agent

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 title to real estate under the laws of the State of Illinois.

Date November 27, 2010



Subscribed and sworn to before me
By the said James F Nicholson, Trustee

This 27th day of November, 2010

Notary Public Gerald M Hunter

Signature: James F Nicholson
Grantor or Agent

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