

# UNOFFICIAL COPY



Doc#: 1104829005 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/17/2011 08:37 AM Pg: 1 of 7

**Prepared by:**

Roger R. Ochoa, Esq.  
1127 E. Cambridge Drive  
Schererville, IN 46375

**Return to:**

LSI  
700 Cherrington Pkwy.  
Coraopolis, PA 15108  
412-299-4000  
ELS# 10990986

QUITCLAIM DEED

**Grantor/Mortgagor:** Richard A. Johnson and Julie B. Johnson

**Grantee/Mortgagee:** Richard A. Johnson and Julie M. Bach  
722 S Oak Park Avenue  
Oak Park, IL 60304

**Property Address:** 722 S Oak Park Avenue  
Oak Park, IL 60304

7

**UNOFFICIAL COPY****After Recording Return to:**

Lender Processing Services  
700 Cherrington Pkwy.  
Coraopolis, PA 15108

**Instrument Prepared by:**

Roger R. Ochoa, Esq.  
1127 E. Cambridge Dr.  
Schererville, IN 46375

**Mail Tax Statements To:**

Richard A. Johnson  
Julie Bach  
722 S. Oak Park Ave.  
Oak Park, IL

Ref.# 10990986

**Tax Parcel ID#:**

16-18-216-010

**QUITCLAIM DEED**

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

By: Richard A. Johnson, date 2-10-2011  
Richard A. Johnson

Dated this 1<sup>st</sup> day of February, 2011. WITNESSETH, that, RICHARD A. JOHNSON, an unmarried man and JULIE BACH, an unmarried woman, formerly known as Julie B. Johnson, both of whom acquired title as husband and wife, not in tenancy in common, not in joint tenancy but in tenancy by the entireties, of the County of Cook, State of Illinois, GRANTOR, for and in consideration of the sum of ZERO (\$0.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto, RICHARD A. JOHNSON, an unmarried man and JULIE BACH, an unmarried woman, not as tenants in common but as joint tenants, GRANTEE, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 722 S. Oak Park Ave., Oak Park, IL, 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: 16-18-216-010

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.

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By: ✓ Richard A. Johnson  
RICHARD A. JOHNSON

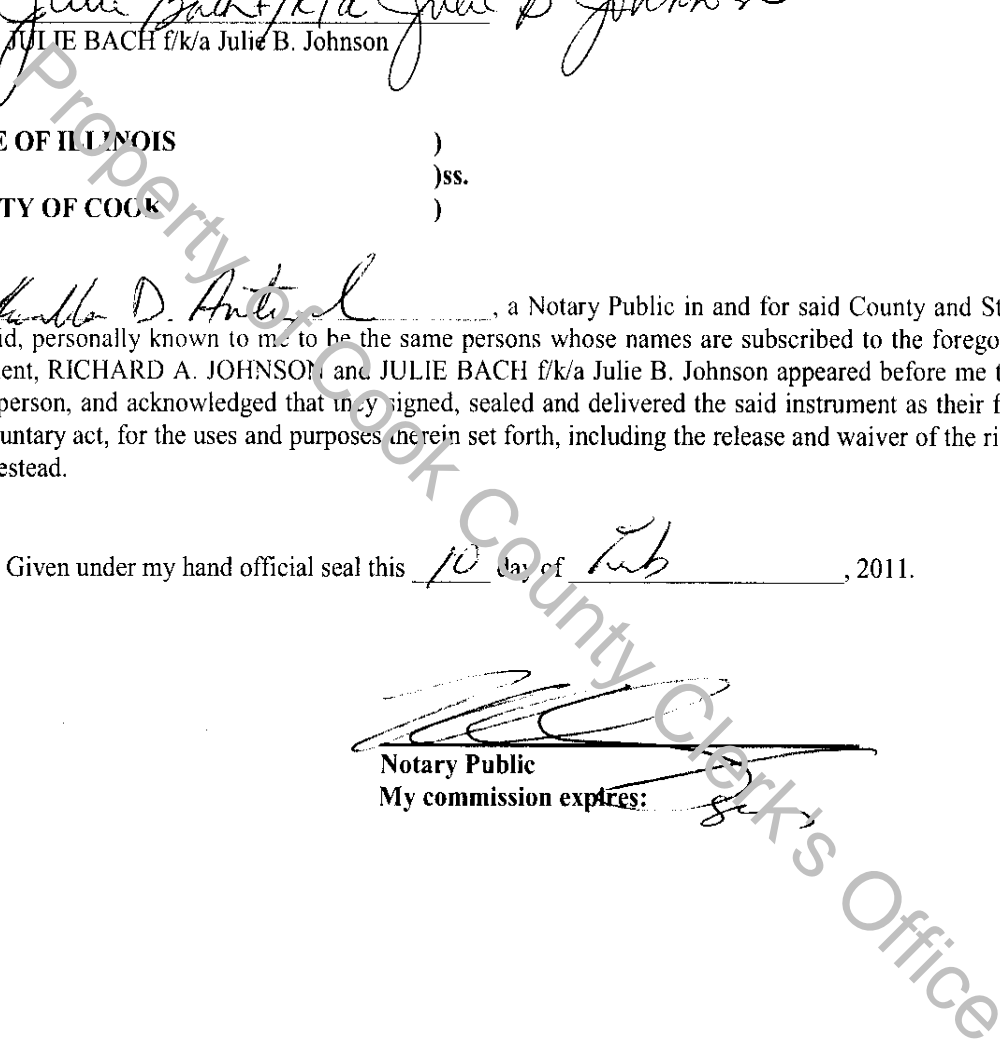
By: ✓ Julie Bach f/k/a Julie B. Johnson  
JULIE BACH f/k/a Julie B. Johnson

STATE OF ILLINOIS                 )  
  )ss.  
COUNTY OF COOK                 )

I, Shirley D. Anty, a Notary Public in and for said County and State aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, RICHARD A. JOHNSON and JULIE BACH f/k/a Julie B. Johnson appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 10 day of Feb, 2011.

Shirley D. Anty  
Notary Public  
My commission expires: 8/1/11



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Order No.: **10990986**  
Loan No.: 1957718153

## Exhibit A

The following described property:

Lots 36 and 37 in Block 6 in the subdivision of Blocks 2, 3, 6, and 7 in Hutchinson and Rothermel's Subdivision. Being a subdivision of the West 1/2 of Lot 3 in the subdivision of Section 18 (except the West 1/2 of the Southwest 1/4 thereof) in Township 39 North, Range 13 East of the Third Principal Meridian also of Blocks 1, 6, 7, 12 and 13 in the subdivision of Lots 1, 2, and 3 in the Partition of the East 1/2 of Lot 2 in said subdivision of Section 18, Township 39 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Assessor's Parcel No: 16-18-216-013

Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

STATE OF Pennsylvania }  
 } SS.  
 COUNTY OF Allegheny }

Janice Gibson, being duly sworn on oath, states that **Richard A. Johnson and Julie Bach** reside at 722 S. Oak Park Avenue, Oak Park, IL 60304. 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 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.

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.

Janice Gibson

SUBSCRIBED and SWORN to before me  
 This 15 day of Feb, 2011.

Ronna L. Tate

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

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

Date: 2/10/11

Signature: Julie Burk f/k/a Julie B Johnson  
Grantor or Agent

SUBSCRIBED and SWORN to before me on 2-10, 2011.  
(Impress Seal Here)

[Signature]  
Notary Public

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.

Date: 2/10/2011

Signature: Richard Johnson  
Grantee or Agent

SUBSCRIBED and SWORN to before me on 2-10-11  
(Impress Seal Here)

[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.

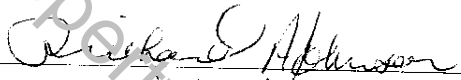
[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

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Date: 2/10/2011

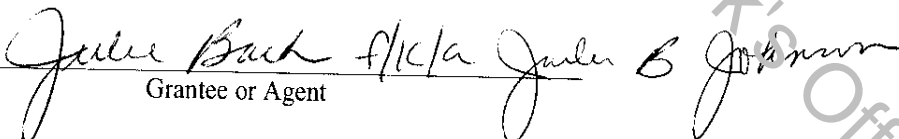
Signature:   
Grantor or Agent

SUBSCRIBED and SWORN to before me on 2-10, 2011.  
(Impress Seal Here)

  
Notary Public

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Date: 2/10/2011

Signature:   
Grantee or Agent

SUBSCRIBED and SWORN to before me on 2-10-11  
(Impress Seal Here)

  
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.]