

# UNOFFICIAL COPY

**Prepared By:**

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Doc#: 1109004011 Fee: \$72.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/31/2011 08:39 AM Pg: 1 of 5

**After Recording Mail To:**

Title Source, Inc.  
1450 West Long Lake  
Suite 400  
Troy, Michigan 48098

**Mail Tax Statement To:**

Oneita J. Brandon  
419 South Ojibwa Trail  
Mount Prospect, Illinois 60056

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#555 929 68 926139

**QUITCLAIM DEED**

TITLE OF DOCUMENT

Record 3rd  
76974686

Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117

3

The Grantor(s) **Oneita J. Brandon**, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and quit claim(s) to **Oneita J. Brandon, as Trustee under the pursuant of the Oneita J. Brandon Trust a Trust Agreement dated 19th day of October, 1994**, whose address is 419 South Ojibwa Trail, Mount Prospect, Illinois 60056, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

THE SOUTH 11 FEET OF LOT FOUR (4) AND ALL OF LOT FIVE (5) IN WILLSON AND FLORENCE'S COUNTRY CLUB SUBDIVISION OF THE EAST 235 FEET (AS MEASURED ON THE NORTH LINE) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Site Address: **419 South Ojibwa Trail, Mount Prospect, Illinois 60056**

Permanent Index Number: **08113000160000**

Prior Recorded Doc. Ref.: **Deed**: Recorded: \_\_\_\_\_; Book \_\_\_\_\_, Page \_\_\_\_\_, Doc. No. \_\_\_\_\_

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.

See the attached Certification of Trust, Exhibit A.

OB

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Dated this 31<sup>st</sup> day of January, 2011.

Oneita J. Brandon  
Oneita J. Brandon

STATE OF Illinois )  
COUNTY OF Cook ) ss

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2011, by Oneita J. Brandon.

NOTARY RUBBER STAMP/SEAL



Michael R. Smith  
NOTARY PUBLIC  
Michael R. Smith  
PRINTED NAME OF NOTARY  
MY Commission Expires: 11/15/14

AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph e"  
Section 31-45; Real Estate Transfer Tax Act  
4/26/2011 Gwen Metling  
Date Buyer, Seller or Representative

VILLAGE OF MOUNT PROSPECT  
REAL ESTATE TRANSFER TAX  
36042 \$ EXEMPT

MAR 17 2011

Property of Cook County Clerk's Office

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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 January 31<sup>st</sup>, 2011.

Signature: Oneita J. Brandon  
Oneita J. Brandon

Subscribed and sworn to before me by the said, Oneita J. Brandon, this 31<sup>st</sup> day of January, 2011.

Notary Public: Michael R Smith



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 January 31<sup>st</sup>, 2011.

Signature: Oneita J. Brandon, Trustee  
Oneita J. Brandon, Trustee

Subscribed and sworn to before me by the said, Oneita J. Brandon, Trustee, this 31<sup>st</sup> day of January, 2011.

Notary Public: Michael R Smith



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.)

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## AFFIDAVIT - PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF Illinois )  
COUNTY OF Cook ) <sup>ss</sup>

Oneita J. Brandon, being duly sworn on oath, states that he/she resides at **419 South Ojibwa Trail, Mount Prospect, Illinois 60056** 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.

Oneita J. Brandon  
Oneita J. Brandon

SUBSCRIBED AND SWORN to before me this 31<sup>ST</sup> day of January, 2011, Oneita J. Brandon.

Michael R. Smith  
Notary Public  
My commission expires: 11/15/14



# UNOFFICIAL COPY

Prepared by:  
Title Source  
1450 Long Lake Rd. Suite 400  
Troy, MI 48098

*Exhibit A*

## CERTIFICATION OF TRUST

I/We **Oneita J. Brandon**, Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: **The Oneita J. Brandon Trust** is currently in existence and was created on **October 19, 1994**
2. The trust was established by: **Oneita J. Brandon**
3. The current trustee(s) of the trust is/are: **Oneita J. Brandon**
4. The power(s) granted to the trustee(s) include:
  - The power to sell, convey and exchange the real property which is the subject of this transaction.  Yes \_\_\_ No
  - The power to borrow money as well as mortgage and encumber the subject property with a deed of trust.  Yes \_\_\_ No.
5. The trust is **Revocable** and is revocable by the following party(ies):  
**Oneita J. Brandon**
6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. If the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction:  
**Oneita J. Brandon**
7. The trust identification number is as follows (Last four Digits of SS#, etc.) **2705**
8. Title to trust assets shall be taken in the following fashion: **Quitclaim Deed**

The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

*Oneita J. Brandon*  
Oneita J. Brandon

\_\_\_\_\_  
Date: \_\_\_\_\_

Date: 1-31-2011

STATE OF Illinois )  
) ss.  
COUNTY OF Cook )

On January 31, 2011, before me personally appeared **Oneita J. Brandon**, to be known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

*Michael R. Smith*  
Notary Signature *Michael R. Smith*

County, Cook  
My commission expires 11/15/14



+U01825573+

1632 2/9/2011 76974686/3

