### **UNOFFICIAL COPY**

WHEN RECORDED, RETURN TO: FIRST AMERICAN LENDERS ADVANTAGE 1100 SUPERIOR AVENUE, SUITE 200 CLEVELAND, OHIO 44114 NATIONAL RECORDING Doc#: 1113117008 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 05/11/2011 09:37 AM Pg: 1 of 5

This instructor was prepared under the supervision of:
P. DeSantis, Esq.
By: Law's Specialty Group, Inc.
235 West Brandon Blvd., #197
Brandon, Florida 33511
866-755-6300

This space for recording information only

Mail Tax Statements To:

Michael Oswald Laura Oswald 10807 South Fairfield Avenue Chicago, IL 60655 Exempt under provisions of ¶E, §31-45 Of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

9/11/10

Date

Buyer, Seller or Representative

42648351

Property Tax ID#: 24-13-409-061-0000

QUITCLAIM DEED

(the purpose of this deed is to update marital status and name on title)

GRANTORS, MICHAEL OSWALD and LAURA OSWALD formerly known as Laura Brankin, a now married couple, residing at 10807 South Fairfield Avenue, Chicago, Illinois 60655, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEYS and QUITCLAIMS unto GRANTEES, MICHAEL OSWALD and LAURA OSWALD, husband and wife, as tenants by the entirety, residing at 10807 South Fairfield Avenue, Chicago, Illinois 60655, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 10807 South Fairfield Avenue, Chicago, Illinois 60655, and legally described as follows, to wit:

LOT 24 (EXCEPT THE NORTH 45 FEET) AND THE NORTH 37 FEET OF LOT 23 IN BLCOK 6 IN OVIATT'S SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ½ OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO ALL MATTERS OF RECORD.

SPS/S/V/ys

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# **UNOFFICIAL COPY**

BEING THE SAME PROPERTY AS CONVEYED TO MICHAEL OSWALD AND LAURA BRANKIN NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS, FROM CHRISTOPHER BEEM AND PATRICIA C. BEEM, HUSBAND AND WIFE, BY DEED RECORDED JANUARY 15, 1999 AS DOCUMENT NUMBER 99047993 IN COOK COUNTY, ILLINOIS. POWLEL # 24-13-409-061-0000

Property Address: 10807 South Fairfield Avenue, Chicago, Illinois 60655 The legal description was obtained from a previously recorded instrument.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN TEST MONY WHEREOF, WITNESS the signatures of the Grantors and Grantees of the date first written above.

the date first writte ruseve.	
GRANTORS:	GRANTEES:
MICHAEL OSWALD	MICHAEL OSWALD
LAURA OSWALD formerly known as Laura Brankin	LAURA OSWALD
STATE OF ILLINOIS	COUNTY OF COOK
OSWALD formerly known as L LAURA OSWALD, as Grantees, are subscribed to the foregoing acknowledged that they signed, voluntary act, for the uses and pur right of homestead. Given under my and official seal the	Jaura Brankin, as Grantors and MICHAEL OSWALD and personally known to me to be the same persons whose names instrument, appeared before me this day in person, and sealed and delivered the said instrument as their free and poses therein set forth, including the release and waiver of the his day of School (Public My commission expires: 9-19-10)
opinion as to the title the Grantee(s) will	benefit of a title search or examination, and title is neither warranted not as performed on the subject property by this preparer. The preparer expresses not receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s rty herein. Information contained in this instrument was provided to preparer by preparer of this deed makes no representation as to: the status of the title; property

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.

"OFFICIAL SEAL"
GREGORY D. MORRIS
Notary Public, State of Illinois
My Commission Expires 9/19/10

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## **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 authorize 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.

estate in minors, or other cherty recognized as a pro-	
title to real estate under the laws of the State of Illinois.	
Dated System ber 10 ,200	1 10 - 10
Ciomotrum I A X	Jamel Gwald
Signature: A Grantor or A	
Giantoi oi 1	15011
Subscribed and awar to before me GREGORY D. MORRIS	
Subscribed and sworld to delote the	"OFFICIAL SEAL"
by the said MICHAELT COWALD LOWER DOSWARD 2010 Pm	GREGORY D. MORRIS
this 10 day of September 200 2010	Notary Public, State of Illinois
11 ( A Ma	My Commission Expires 9/19/10
Notary Public No	<b></b>
GRESO, D. MURAIS	otee shown on the Deed or
The Grantee of his Agent affirms and ventures that the name of the Gran	on an Illinois cornoration
Assignment of Beneficial Interest in a land trust is either a natural pers	le to real estate in Illinois
or foreign corporation authorized to do business or acquire and hold tit	estate in Illinois or other
- manuscription outhorized to do business or acquire and hold title to real	estate in initions, or other
entity recognized as a person and authorized to do ousiness or acquir	e title to real estate under
the laws of the State of Illinois.	
20/0	
Dated September 10 ,200	<i>A</i>
	Laure Way and
Signature 1	Jam 5-00 m Cel
Grantee or	Agent
Subscribed an sworn to before me GREGORY D. MORRIS	
Subscribed an sworn to before me GRE SONT	O <sub>x</sub>
NV The Cald Will Harry 1000 WAY CD	175
this 10 day of September 200 2010 (S)	
1 0	
Notary Public / S / Vo	
COLEONS I MUZZUS	
News A color of the knowingly submits a talse statement of	concerning the identity of a
Grantee shall be satisfy of a Class C misdemeanor for the first of	offense and of a Class A
misdemeanor for subsequent offenses.	
(Attached to Deed or ABI to be recorded in Cook County, Illin	nois, if exempt under the
provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)	

"OFFICIAL SEAL"
GREGORY D. MORRIS
Notary Public, State of Illinois
My Commission Expires 9/19/10

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## **UNOFFICIAL COPY**

#### **EXEMPT TRANSFERS**

#### (Check the Appropriate Box)

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

assig on or	Transfers of toal property made prior to May 21, 1979 where the deed was recorded after that date or nments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered after August 1, 1985;
socie purpo	Transfers involving rual property acquired by or from any governmental body or acquired by any corporation, ity, association, foundation or institution organized and operated exclusively for charitable, religious or educational obsess or acquired by any international organization not subject to local taxes under applicable law; y of IRS granting tax exempt status must be attached)
C.	Transfers in which the deed, assignment or other instrument of transfer secures debt or other obligations;
D. confi deliv	Transfers in which the deed, assignmen o other instrument of transfer, without additional consideration, rms, corrects, modifies, or supplements a deed, assignment or other instrument of transfer previously recorded or ered;
E.	Transfers in which the transfer price is less than \$100.00
F.	Transfers in which the deed is a tax deed;
G. othe	Transfers in which the deed, assignment or other instrument of transfer meases property which secures debt or obligations;
	Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than ndivided interest in the real property, then such party shall be liable for tax completed upon any consideration paid ne excess;
1. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;	
J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or sumender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;	
K. of th Prov	Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 to U.S. Bankruptcy Code of 1978, as amended; ride bankruptcy court docket number:;
L. of th	Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government to United States, except that such deeds shall not be exempt from filing the declaration; and
	Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor suant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of closure.

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State of <del>Illinoi</del> s	Florida	la	
	} s		

County of Pin	ellas
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Meg Rinker-First American Title Co., being duly sworn on oath, states that Grantors/Grantees resides 10807 5 Fair field Ave Chicago. 16 60655. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; 1. - OR
  - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new 2. streets or easements of access.
- The divisions of lots or blocks of its than one acre in any recorded subdivision which does not involve any new streets or 3. easements of access.
- The sale or exchange or parcels of land between owners of adjoining and contiguous land. 4.
- The conveyance of parcels of land or interests the rein for use as right of way fro railroads or other public utility facilities, 5. which does not involve any new streets or easemon's of access.
- The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements 6. of access.
- The conveyance of land for highway or other public purposes or grains or conveyances relating to the dedication of land 7. for public use or instruments relating to the vacation of land impressed with a public use.
- Conveyances made to correct descriptions in prior conveyances.
- The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts 9. and not involving any new streets or easements of access.
- The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by ar. Illinois registered surveyor; 10. provided, that this exemption shall not apply to the sale of any subsequent lots from the same large, tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided all othat 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. \_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Affiant further state that \_\_\_Shl\_ Illinois, to accept the attached deed for recording. SUBSCRIBED and SWORN to before me

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