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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

WHEN RECORDED, RETURN TO:
FIRST AMERICAN LENDERS ADVANTAGE
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

This instrument was prepared under the supervision of:
P. DeSantis, Esq.
By: Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
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)

9/21/10 Date [Signature] Buyer, Seller or Representative

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

QUITCLAIM DEED

42648351

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

Dated this 10 day of September, 2010, WITNESSETH, that said 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 BLOC 6 IN OVIATT'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO ALL MATTERS OF RECORD.

S Yes
P 5
S N
M N
SC Yes
E Yes
L Yes

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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. PARCEL # 24-13-409-061-000


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.

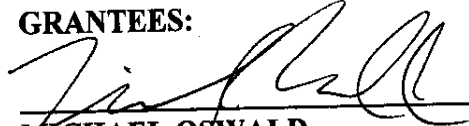
IN TESTIMONY WHEREOF, WITNESS the signatures of the Grantors and Grantees of the date first written above.

GRANTORS:


MICHAEL OSWALD


LAURA OSWALD
formerly known as Laura Brankin

GRANTEES:


MICHAEL OSWALD

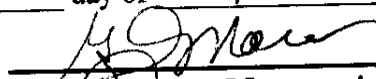

LAURA OSWALD

STATE OF ILLINOIS)

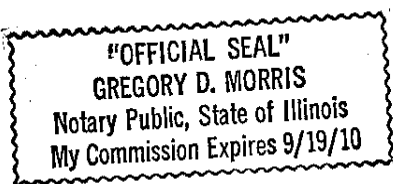
COUNTY OF Cook

I, GREGORY D. MORRIS, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that MICHAEL OSWALD and LAURA OSWALD formerly known as Laura Brankin, as Grantors and MICHAEL OSWALD and LAURA OSWALD, as Grantees, 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 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 and official seal this 10 day of September, 2010.


Notary Public My commission expires: 9-19-10
GREGORY D. MORRIS

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.**



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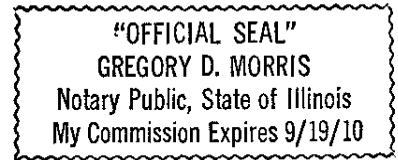
STATEMENT BY GRANTOR AND GRANTEE

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 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.

Dated September 10, ~~200~~²⁰¹⁰ MB

Signature: [Signature] James Oswald
Grantor or Agent

Subscribed and sworn to before me GREGORY D. MORRIS
by the said MICHAEL J. OSWALD LANNA D. OSWALD
this 10 day of September, ~~200~~²⁰¹⁰ (MB)



Notary Public [Signature]

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.

Dated September 10, ~~200~~²⁰¹⁰ MB

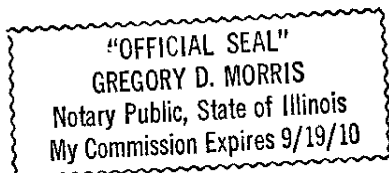
Signature: [Signature] James Oswald
Grantee or Agent

Subscribed an sworn to before me GREGORY D. MORRIS
by the said MICHAEL J. OSWALD Lanna D. Oswald
this 10 day of September, ~~200~~²⁰¹⁰ (MB)

Notary Public [Signature]
GREGORY D. MORRIS

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.

(Attached 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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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."

- A. Transfers of real property made prior to May 21, 1979 where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes or acquired by any international organization not subject to local taxes under applicable law; (Copy 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. Transfers in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. 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 surrender 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. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;
Provide bankruptcy court docket number: _____;
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.

