

# UNOFFICIAL COPY



Chicago Title Insurance Company

**QUIT CLAIM DEED  
ILLINOIS STATUTORY  
TENANTS BY THE ENTIRETY**



1116004021D

Doc#: 1116004021 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/09/2011 08:47 AM Pg: 1 of 3

AC1111332-PK 1 of 2

THE GRANTOR, James M. Gardiner, a married person, of the City of Park Ridge, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to James Gardiner and Angela Gardiner, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, 924 S. Chester Avenue, Park Ridge, Illinois 60068 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 15 AND THE SOUTHWESTERLY 1/2 OF THE VACATED ALLEY LYING NORTHEASTERLY AND ADJOINING LOT 15 IN BLOCK 4 IN HULBERT DEVONSHIRE TERRACE, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2010 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2011

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 09-35-319-023-0000  
Address(es) of Real Estate: 924 S. Chester Avenue, Park Ridge, Illinois 60068



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 30958

Dated this 19 day of MAY, 2011.

James M. Gardiner

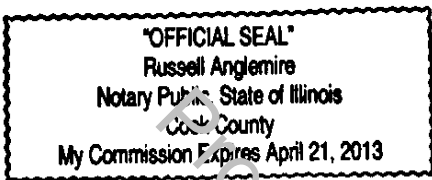
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James M. Gardiner, a married person, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 and official seal, this 19 day of May, 2011.



[Signature] (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
(e) SECTION 31 - 45, REAL ESTATE TRANSFER TAX  
LAW

DATE: 5-19-2011

[Signature]  
Signature of Buyer, Seller or Representative

**Prepared By:** John Maniatis  
Tressler LLP  
233 S. Wacker Drive, 22nd Floor  
Chicago, Illinois 60606

**Mail To:**  
James Gardiner and Angela Gardiner  
924 S. Chester Avenue  
Park Ridge, Illinois 60068

**Name & Address of Taxpayer:**  
James Gardiner and Angela Gardiner  
924 S. Chester Avenue  
Park Ridge, Illinois 60068

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

Dated   MAY 19  ,   2011   Signature: *James Gardiner*  
Grantor or Agent

Subscribed and sworn to before me by the  
said James Gardiner

this 20th day of May  
2011

Todd W. Seyl  
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.

Dated   5-20-2011  , \_\_\_\_\_ Signature: *Angela Gardiner*  
Grantor or Agent

Subscribed and sworn to before me by the  
said Angela Gardiner

this 20th day of May  
2011

Todd W. Seyl  
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 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.]