

UNOFFICIAL COPY

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield
Elmhurst, IL 60126



Doc#: 1204844017 **Fee:** \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/17/2012 11:52 AM Pg: 1 of 5

**Return To & Mail Tax
Statements To:**
Karen Sipora
275 E. Railroad Avenue
Unit 209
Bartlett, IL 60103

Order# 12812949

This space for recording int

Property Tax ID#: 06-35-315-072-1018

QUITCLAIM DEED

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

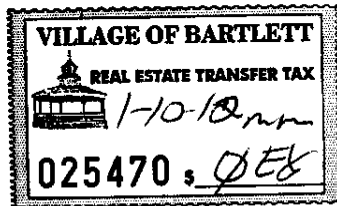
By: [KAREN SIPIORA] [] DATED

Dated this 2nd day of February, 2012 - WITNESSETH, that said GRANTORS, KAREN SIPIORA, f/k/a KAREN L. DAL SANTO, an unmarried woman, for and in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLARS, and other good or valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto KAREN SIPIORA, an unmarried woman, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 275 E. Railroad Avenue, Unit 209, Bartlett, IL 60103, and legally described as follows, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Assessor's Parcel No: 06-35-315-072-1018

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

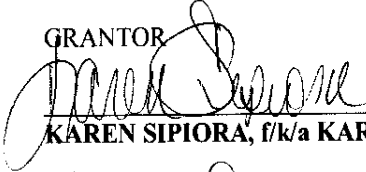


5

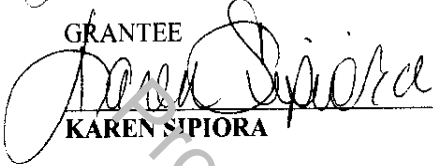
UNOFFICIAL COPY

In testimony whereof, witness the signature of the Grantors on the date first written above.

GRANTOR


KAREN SIPIORA, f/k/a KAREN L. DAL SANTO

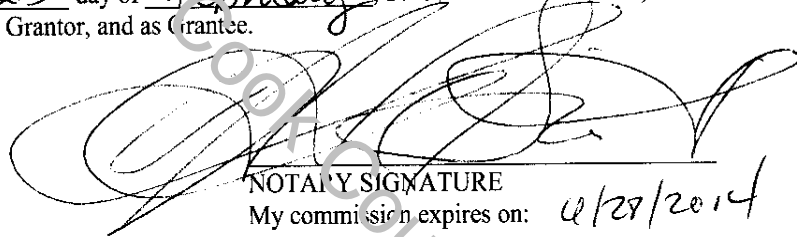
GRANTEE


KAREN SIPIORA

STATE OF Illinois

COUNTY OF Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 2nd day of February, 2012 KAREN SIPIORA, f/k/a KAREN L. DAL SANTO, as Grantor, and as Grantee.


NOTARY SIGNATURE
My commission expires on: 6/28/2014



Cook County Clerk's Office

UNOFFICIAL COPY

Order No.: **12812949**
Loan No.: 0289047136

Exhibit A

The following described property:

Parcel 1:

Unit 209 in the Bartlett Town Center Building 3 Condominium as delineated on a Survey of the following described real estate: Lot 9 in Bartlett Town Center Subdivision of part of the East Half of the Southeast Quarter of Section 34, and part of the West Half of the Southwest Quarter of Section 35, both in Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as Document Number 0629216054, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space 22 and Storage Area M, as limited common elements, as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0629216054.

Parcel 3:

Easements for the benefit of Parcel 1 and other property for ingress, egress, use and enjoyment as created by and set forth in the Declaration of Easements and Covenants and Maintenance Agreement for Bartlett Town Center recorded as Document Number 0431427069.

Assessor's Parcel No: 06-35-315-072-1018

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF Pennsylvania }
 } SS.
 COUNTY OF Allegheny }

Janice Gibson, being duly sworn on oath, states that Karen Sipiora resides at 275 E Railroad Avenue, Unit 209, Bartlett, IL 60103. 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 and 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 9 day of Feb, 2012

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

UNOFFICIAL COPY

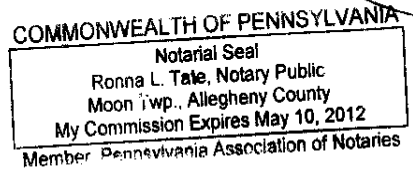
STATEMENT BY GRANTOR AND GRANTEE

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 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 February 14, 2012

Signature: *Melissa Walker*
Grantor or Agent

Subscribed and sworn to before me
By the said Melissa Walker
This 14th day of February, 2012
Notary Public *Ronna L Tate*
Ronna L Tate

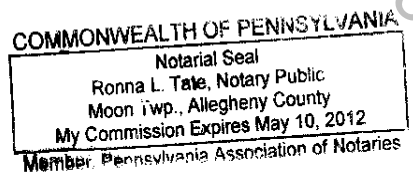


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date February 14, 2012

Signature: *Melissa Walker*
Grantee or Agent

Subscribed and sworn to before me
By the said Melissa Walker
This 14th day of February, 2012
Notary Public *Ronna L Tate*
Ronna L Tate



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.)