

# UNOFFICIAL COPY



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Farmington Hills, MI 48334  
File No. 56315651

Doc#: 1210017031 Fee: \$88.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/09/2012 11:44 AM Pg: 1 of 9

Name & Address of Taxpayer:  
RODOLFO F. FERNANDO and ISABELITA M. FERNANDO  
748 SOUTH WARREN AVENUE  
PALATINE, IL 60074

Tax ID No.:  
02-24-406-055-0000

## QUIT CLAIM DEED

⑤ 56315651-1217564  
STATE OF Illinois  
COUNTY OF COOK

THIS INDENTURE made and entered into on this 9<sup>th</sup> day of March, 2012, by and between RODOLFO F. FERNANDO and ISABELITA M. FERNANDO, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 748 SOUTH WARREN AVENUE, PALATINE, IL 60074 hereinafter referred to as Grantor(s) and RODOLFO F. FERNANDO and ISABELITA M. FERNANDO, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE RODOLFO F. FERNANDO LIVING TRUST DATED MAY 7, 1994 AS TO A 50 PERCENT UNDIVIDED INTEREST AS A TENANT IN COMMON AND ISABELITA M. FERNANDO OR RODOLFO F. FERNANDO, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE ISABELITA M. FERNANDO LIVING TRUST DATED MAY 7, 1994 AS TO A 50 PERCENT UNDIVIDED INTEREST AS A TENANT IN COMMON, 748 SOUTH WARREN AVENUE, PALATINE, IL 60074, hereinafter referred to as Grantee(s).

\* See Certification of Trust, Exhibit B  
\*\* See Certification of Trust, Exhibit C

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in COOK County, Illinois:

SEE ATTACHED EXHIBIT "A"

Also known as: 748 SOUTH WARREN AVENUE, PALATINE, IL 60074  
Property Tax ID No.: 02-24-406-055-0000  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: \_\_\_\_\_, Recorded: \_\_\_\_\_

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

AFFIX TRANSFER TAX STAMP  
OR

Exempt under provisions of Paragraph e  
Section 31-45; Real Estate Transfer Tax Act

3/12/12 [Signature]  
Date Buyer, Seller or Representative

[Signature]

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Assessor's parcel No. 02-24-406-055-0000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Rodolfo F. Fernando  
RODOLFO F. FERNANDO

Isabelita M. Fernando  
ISABELITA M. FERNANDO

STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Rodolfo F. Fernando is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 9<sup>th</sup> day of MARCH, 2012

[Signature]  
Notary Public  
My commission expires 5/5/14

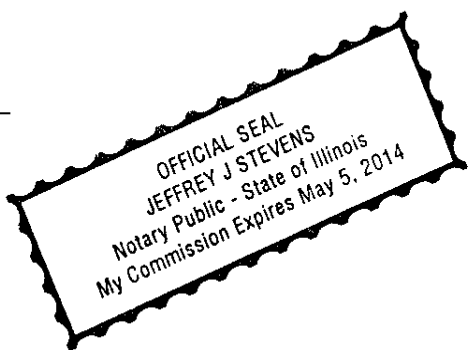


STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT ISABELITA M. Fernando is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 9<sup>th</sup> day of MARCH, 2012

[Signature]  
Notary Public  
My commission expires 5/5/14



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MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

FRANK P. DEC, Esq.  
8940 Main Street  
Clarence, NY 14031

Property of Cook County Clerk's Office

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EXHIBIT A  
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF COOK IN THE STATE OF IL:

THE SOUTH 1/2 OF LOT 73 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, AND PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT NO. 1378407, IN COOK COUNTY, ILLINOIS.

PARCEL ID NO : 02-24-406-055-0000

PROPERTY COMMONLY KNOWN AS: 748 SOUTH WARREN AVENUE, PALATINE, IL 60074



+U02539554+

1632 3/27/2012 77607106/3

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

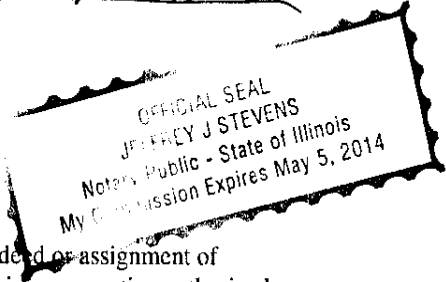
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 MARCH 9<sup>th</sup>, 2012

Signature: Rodolfo F. Fernando & Isabelita M. Fernando  
Grantor or Agent

Subscribed and sworn to before me JEFFREY J. STEVENS

By the said Rodolfo F. Fernando & Isabelita M. Fernando  
This 9<sup>th</sup> day of MARCH, 2012  
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 title to real estate under the laws of the State of Illinois.

Dated MARCH 9<sup>th</sup>, 2012

Signature: Rodolfo F. Fernando, Trustee & Isabelita M. Fernando, Trustee  
Grantee or Agent

Subscribed and sworn to before me JEFFREY J. STEVENS

By the said Rodolfo F. Fernando & Isabelita M. Fernando  
This 9<sup>th</sup> day of MARCH, 2012  
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.)

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

Exhibit B

## CERTIFICATION OF TRUST

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

1. Name of trust: **The Rodolfo F. Fernando Living Trust** is currently in existence and was created on **May 7, 1994**.
2. The trust was established by: **Rodolfo F. Fernando**
3. The current trustee(s) of the trust is/are: **Rodolfo F. Fernando**
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):  
**Rodolfo F. Fernando**
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:  
**Rodolfo F. Fernando**
7. The trust identification number is as follows (Last Four Digits of SS#, etc.) **1536**
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.

Rodolfo F. Fernando, Trustee  
**Rodolfo F. Fernando, Trustee**

Date: 3/9/12

STATE OF Illinois )  
 ) ss.  
COUNTY OF Cook )

On 3/9/12, before me personally appeared **Rodolfo F. Fernando**, 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.

[Signature]  
Notary Signature

County, Cook  
My commission expires 5/5/14



# UNOFFICIAL COPY

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

Exhibit C

## CERTIFICATION OF TRUST

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

1. Name of trust: **The Isabelita M. Fernando Living Trust** is currently in existence and was created on **May 7, 1994**.
2. The trust was established by **Isabelita M. Fernando**
3. The current trustee(s) of the trust is/are: **Isabelita M. Fernando**
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):  
**Isabelita M. Fernando**
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:  
**Isabelita M. Fernando**
7. The trust identification number is as follows (Last Four Digits of SS#, etc.) **6355**
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.

*Isabelita M. Fernando, Trustee*  
Isabelita M. Fernando, Trustee

Date: 3/9/12

STATE OF Illinois )  
 ) ss.  
COUNTY OF Cook )

On 3/9/12, before me personally appeared **Isabelita M. Fernando**, 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.

Notary Signature

County, Cook  
My commission expires 5/5/14







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When Recorded Return To:  
**Indecomm Global Services**  
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St. Paul, MN 55117

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## QUIT CLAIM DEED

77607106-03

Document Title)

Quit Claim

S	N
P	9
S	N
W	N
GCY	N
E	N
INT	N