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Doc#: 1211415044 Fee: \$50.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/23/2012 01:41 PM Pg: 1 of 6

QUITCLAIM DEED

(the purpose of this deed is to add spouse to title)

Mail to:

Return to:
Unisource
18001 Cowan, Ste C
Irvine, CA 92614

#29202

Name and Address of Tax Payer:
Phyllis L. Russell
Jeffrey A. Finn
204 North Kenilworth Avenue Unit 2
Oak Park, IL 60302

This space for recording information only

Exempt under provisions of Paragraph E of 35 IL CS
200/41-45, Real Estate Transfer Act.
12/20/11 [Signature] Buyer, Seller or Representative

THE GRANTORS: PHYLLIS L. RUSSELL, a married woman joined by her spouse, JEFFREY A. FINN, residing at 204 North Kenilworth Avenue, Unit 2, Oak Park, Illinois 60302, 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, do hereby CONVEY and QUITCLAIM to **GRANTEES,** PHYLLIS L. RUSSELL and JEFFREY A. FINN, husband and wife, residing at 204 North Kenilworth Avenue, Unit 2, Oak Park, Illinois 60302, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 204 North Kenilworth Avenue, Unit 2, Oak Park, Illinois 60302, and legally described as follows, to wit:

UNIT 204-2 IN THE HISTORIC MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 (EXCEPT THE NORTH 100 FEET THEREOF AND THE EAST 203.6 FEET THEREOF) IN BLOCK 1 IN KETTLESTRING'S ADDITION TO HARLEM, A SUBDIVISION OF THE NORTHERLY PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25482980 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO PHYLLIS L. RUSSELL BY DEED FROM IVY D. BRYANT, AN UNMARRIED WOMAN, RECORDED AUGUST 31, 2007 AS DOCUMENT NUMBER 0724348036 IN COOK COUNTY, ILLINOIS.

EXEMPTION APPROVED
[Signature]
VILLAGE CLERK
VILLAGE OF OAK PARK

S yes
P 6
S ✓
M ✓
SC yes
E yes
INT on

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Property Address: 204 North Kenilworth Avenue, Unit 2, Oak Park, Illinois 60302

Property Tax ID: 16-07-116-015-1010

The legal description was obtained from a previously recorded instrument.

Grantees, by acceptance and recordation of this Deed, expressly and specifically approve, accept, covenant and agree to be bound by and to assume performance of all of the applicable provisions and requirements set for the in the Declaration of Condominium and all amendments and and/or supplements thereto.

TO HAVE AND TO HOLD the above granted premises unto the party of the second part, Grantees herein as tenants by the entireties.

DATED THIS 28th DAY OF December, 2011.

GRANTORS:

Phyllis L. Russell
PHYLLIS L. RUSSELL

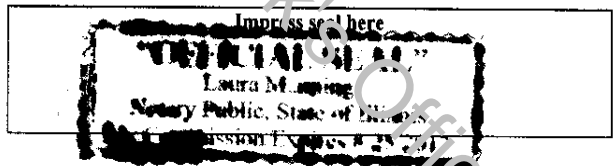
Jeffrey A. Finn
JEFFREY A. FINN

STATE OF ILLINOIS
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that PHYLLIS L. RUSSELL and JEFFREY A. FINN, 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.

Given under my and official seal this 28 day of December, 2011.

Laura Manning 8/25/13
Notary Public My commission expires:
Laura Manning



The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by 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) nor was any legal advice 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. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**

Prepared: P. DeSantis, Esq., 235 West Brandon Blvd., #191, Brandon, Florida 33511, 866-755-6300

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INDIVIDUAL ACKNOWLEDGEMENT

State/Commonwealth of Illinois }
County of Cook } ss.

On this the 28 day of December, 2011, before me,

Laura Manning, the undersigned Notary Public, personally
NOTARY

appeared Phyllis L. Russell,
NAME(S) OF SIGNER(S)

- personally known to me, or
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Laura Manning
SIGNATURE OF NOTARY PUBLIC

OTHER REQUIRED INFORMATION (PRINTED NAME OF NOTARY, ETC.)

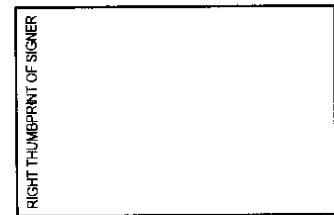
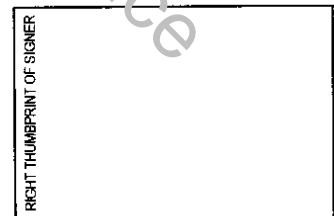
*****OPTIONAL INFORMATION*****

The following information is not required by law, however it may be helpful in preventing fraudulent use of this acknowledgement.

DOCUMENT TITLE OR DESCRIPTION _____

DOCUMENT DATE: _____ NUMBER OF PAGES: _____

COMMENTS:



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INDIVIDUAL ACKNOWLEDGEMENT

State/Commonwealth of Illinois }
County of Cook } ss.

On this the 28 day of December, 2011, before me,

Laura Manning, the undersigned Notary Public, personally
NOTARY

appeared Brettrey A. Finn,
NAME(S) OF SIGNER(S)

- personally known to me, or
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

Laura Manning
SIGNATURE OF NOTARY PUBLIC



OTHER REQUIRED INFORMATION (PRINTED NAME OF NOTARY, ETC.)

*******OPTIONAL INFORMATION*******

The following information is not required by law, however it may be helpful in preventing fraudulent use of this acknowledgement.

DOCUMENT TITLE OR DESCRIPTION _____

DOCUMENT DATE: _____ NUMBER OF PAGES: _____

COMMENTS:

RIGHT THUMBPRINT OF SIGNER

RIGHT THUMBPRINT OF SIGNER

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INDIVIDUAL ACKNOWLEDGEMENT

State/Commonwealth of Illinois
County of COOK } ss.

On this the 28 day of December, 2011, before me,
DAY MONTH YEAR

Laura Manning, the undersigned Notary Public, personally
NOTARY

appeared Phyllis L. Russell, Jeffrey A. Finn
NAME(S) OF SIGNER(S)

- personally known to me, or
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

Laura Manning
SIGNATURE OF NOTARY PUBLIC



OTHER REQUIRED INFORMATION (PRINTED NAME OF NOTARY, ETC.)

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STATEMENT BY GRANTOR AND GRANTEE

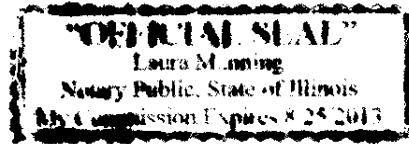
The Grantors or their Agent affirm that, to the best of their knowledge, the name of the Grantees shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorize to do business or acquire and hold title to real 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 December 28, 2011.

Signature: *Phyllis L. Russell*
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
this 28 day of December, 2011

Notary Public *Laura Manning*



The Grantees or their Agent affirm and verify that the name of the Grantees 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 Dec. 28, 2011

Signature: *J. A. [Signature]*
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 28 day of December, 2011

Notary Public *Laura Manning*



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.)