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Doc#: 1212145026 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/30/2012 10:54 AM Pg: 1 of 5

Commitment Number: 302500
Seller's Loan Number: 8000207891

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
7367A, E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-9605.

After Recording Return To:

NationalLink
300 Corporate Center Drive, Suite 300
Moon Twp, PA 15108

Exempt under

35 ILCS 200/31-45(E)

Mail Tax Statements To: 4553 N MAGNOLIA AVE., APT 204 CHICAGO, IL 60640-3046

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

302500

14-17-118-032-1004

QUITCLAIM DEED

Hayley E. Burdess now known as Hayley E. Nerverve, married to Ryan D. Nerverve and Martha G. Burdess, who declares this to be a conveyance of non-homestead property, hereinafter grantors, for \$1.00 (One Dollar and no Cents) in consideration paid, grant and quitclaim to Hayley E. Nerverve, a married woman hereinafter grantee, whose tax mailing address is 4553 N MAGNOLIA AVE., APT 204 CHICAGO, IL 60640-3046, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain condominium situate in the County of Cook, State of Illinois, described as follows: UNIT 204 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MAGNOLIA GARDENS CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED JANUARY 21, 2004 AS DOCUMENT NO. 0402119155, IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF

\$56.00

5 pages

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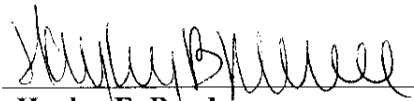
LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-38, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID. Being known as: 4553 N. Magnolia Ave., Unit 204 Chicago, IL 60640 Tax ID: 14-17-118-032-1004

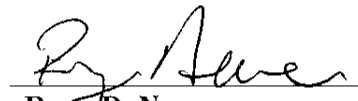
Being the same property conveyed to **Hayley E. Burdess** and **Martha G. Burdess**, by deed recorded in **0730311042** in Cook County Records.

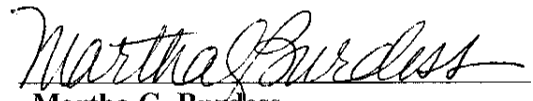
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 2/17, 2012:



Hayley E. Burdess


Ryan D. Nerverve


Martha G. Burdess

STATE OF Illinois
COUNTY OF Cook

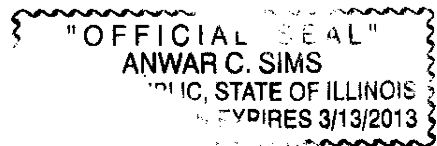
The foregoing instrument was acknowledged before me on 2/17, 2012 by **Hayley E. Burdess, now known as Haley E. Nerverve, Ryan D. Nerverve and Martha G. Burdess**, who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.


Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.
Date: 2/21/12



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Stanley B. Nuccio

Buyer, Seller or Representative

Martha Burdett

Property of Cook County Clerk's Office



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PLAT ACT AFFIDAVIT

State of PA Illinois

} SS.

County of Allegheny

Alyssa Hawley being duly sworn on oath, states that Hayley E Newerue resides at 4553 N Magnolia Ave Apt 204. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

Chicago IL 60640

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 or 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 dedication of land for public use or instruments relating to the vacation of land impressed with a 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 an 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.

Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me

this 22 day of Feb, 2012

[Signature]

COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Joclyn M. Fiedorczyk, Notary Public
 Moon Twp., Allegheny County
 My Commission Expires June 22, 2014
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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EUGENE "GENE" MOORE
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY ILLINOIS

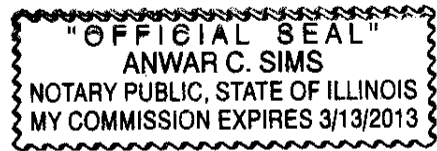
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent Affirms that, to the best of his knowledge, the name of the Grantor 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 17, 2012

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said
This 17th day of February, 2012
Notary Public Anwar C. Sims

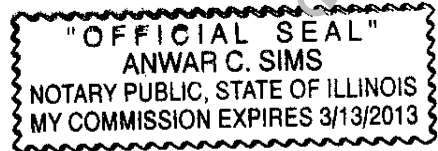


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 17, 2012

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said
This 17th day of February, 2012
Notary Public Anwar C. Sims



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 offences.