

# UNOFFICIAL COPY



Doc#: 1219219121 Fee: \$50.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/10/2012 01:01 PM Pg: 1 of 6

When Recorded Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117

After Recording Return to:  
TITLE SOURCE  
Attn: RECORDING TEAM  
~~1450 W. LONG LAKE RD., SUITE 400  
TROY, MI 48098~~  
File No. 56503721

Name & Address of Taxpayer:  
JAMES L. BAILEY, JR. AND NANCY G. BAILEY  
1653 RIVER STREET  
DES PLAINES, IL 60016-4791

Tax ID No.:  
09-16-303-029-1009  
*Record 1st 77776654*

56503721-1301077 QUIT CLAIM DEED

STATE OF ILLINOIS  
COUNTY OF COOK

THIS INDENTURE made and entered into on this 29 day of May, 2012, by and between JAMES L. BAILEY, JR. AND NANCY G. BAILEY, AS TRUSTEE OF THE TRUST AGREEMENT DATED JULY 9, 2010 AND KNOWN AS THE BAILEY LAND TRUST NUMBER 1653, 1653 RIVER STREET, DES PLAINES, IL 60016-4791, hereinafter referred to as Grantor(s) and JAMES L. BAILEY, JR. AND NANCY G. BAILEY, HUSBAND AND WIFE, AS JOINT TENANTS, 1653 RIVER STREET, DES PLAINES, IL 60016-4791, hereinafter referred to as Grantee(s).

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: 1653 RIVER STREET, DES PLAINES, IL 60016-4791  
Property Tax ID No.: 09-16-303-029-1009  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

S. Brown 6/25/12  
City of Des Plaines

Prior instrument reference: INSTRUMENT NUMBER 1021855009, Recorded: 08/06/2010

S Yes  
P 6  
S N  
M N  
SC Yes  
E Yes  
INT See

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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

5/29/2012 James L. Bailey  
Date Buyer, Seller or Representative

Property of Cook County Clerk's Office

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Assessor's parcel No. 09-16-303-029-1009

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

James L. Bailey, Jr. Trustee  
JAMES L. BAILEY, JR., TRUSTEE

Nancy G. Bailey trustee  
NANCY G. BAILEY, TRUSTEE

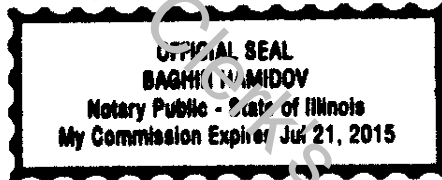
STATE OF IL  
COUNTY OF Cook

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT James L. Bailey Jr, Nancy G. Bailey, TRUSTEE 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 29 day of May, 2012

[Signature]  
Notary Public

My commission expires 07/21/2015



STATE OF IL  
COUNTY OF Cook

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT James L. Bailey Jr, Nancy G. Bailey, TRUSTEE 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 29 day of May, 2012

[Signature]  
Notary Public

My commission expires 07/21/2015

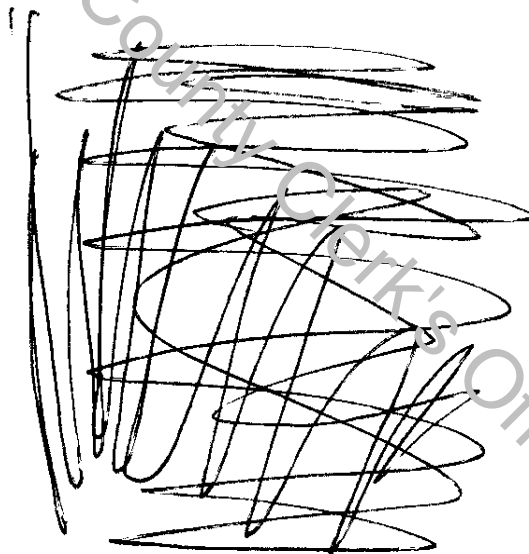


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MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

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



Property of Cook County Clerk's Office

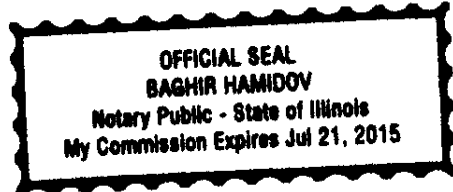
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## STATEMENT BY GRANTOR AND GRANTEE

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 May 29, 2012

Signature: James L. Bailey Jr  
Grantor or Agent



Subscribed and sworn to before me

By the said James L. Bailey Jr  
This 29 day of May, 2012  
Notary Public Baghir Hamidov

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 May 29, 2012

Signature: Nancy G. Bailey  
Grantee or Agent



Subscribed and sworn to before me

By the said Nancy G. Bailey  
This 29 day of May, 2012  
Notary Public Baghir Hamidov

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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EXHIBIT A  
LEGAL DESCRIPTION

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

PARCEL 1:

UNIT 303 IN RIVER STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 3 IN JOHN ALLES JR.'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6 IN THE TOWN OF RAND, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1, 2, 3, 4, 5, 6 AND 7 LYING EASTERLY OF THE WESTERLY LINE OF LOT 7 EXTENDED SOUTHERLY.

IN COOK COUNTY, ILLINOIS, ALSO THAT PART OF LOTS 1 THROUGH 6, INCLUSIVE, IN THE TOWN OF RAND, A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EASTERLY OF THE ADJOINING BLOCK 3 OF JOHN ALLES JR.'S SUBDIVISION, TOWNSHIP AND RANGE AFORESAID, AND WHICH LIES SOUTH OF THE SOUTH LINE OF RIVER STREET EXTENDED EAST AND WHICH LIES NORTH OF THE SOUTH LINE OF THE VACATED ALLEY SOUTH OF AND ADJOINING SAID BLOCK 3, AND SAID LINE EXTENDED EAST, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE FIRST NATIONAL BANK OF DES PLAINES, A UNITED STATES CORPORATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED AUGUST 12, 1986 AND KNOWN AS TRUST NUMBER 17491749, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, ON NOVEMBER 20, 1991 AS DOCUMENT NUMBER 91610006, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME.

WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDMENTS TO SAID DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS TO SAID DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION, AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

PARCEL II:

THE EXCLUSIVE RIGHT OF USE OF THE LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-2 AND STORAGE SPACE S-5, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

TAX ID NUMBER(S): 09-16-303-029-1009

PROPERTY COMMONLY KNOWN AS: 1653 RIVER STREET, DES PLAINES, IL 60016-4791



\*U02743525\*

1632 6/19/2012 77776654/1