

UNOFFICIAL COPY



Doc#: 1224019013 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/27/2012 08:53 AM Pg: 1 of 6

Commitment Number: 323027
Seller's Loan Number: 8000260064

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: *u/b*
NationalLink
300 Corporate Center Drive, Suite 300
Moon Twp, PA 15108
323027

Mail Tax Statements To: 10 CINNAMON CREEK DR., PALOS HILLS, IL 60465-1081

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
23-10-200-015-1112

QUITCLAIM DEED

Bartolomiej Nowak and Teresa Novak both unmarried, whose mailing address is 10 CINNAMON CREEK DR., PALOS HILLS, IL 60465-1081, hereinafter grantors, for \$ 1.00 (One Dollar) in consideration paid, grant and quitclaim to Bartolomiej Nowak, hereinafter grantee, whose tax mailing address is 10 CINNAMON CREEK DR., PALOS HILLS, IL 60465-1081, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

ALL THAT CERTAIN CONDOMINIUM UNIT SITUATED IN THE CITY OF PALOS HILLS, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS UNIT 10-3-S AND GARAGE UNIT 4-A-9 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN THE HILLS OF PALOS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24917691, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,

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

UNOFFICIAL COPY

IN COOK COUNTY, ILLINOIS.

Being the same property conveyed to **Bartolomiej Nowak** and **Teresa Novak**, by deed recorded **0913241006** in Cook County Records.

Property Address is: 10 CINNAMON CREEK DR., PALOS HILLS, IL 60465-1081

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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.

Prior instrument reference: **0913241006**

Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on 7-27-12, 2012:

Bartolomiej Nowak
Bartolomiej Nowak

Teresa Novak
Teresa Novak

STATE OF ILL
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 7-27, 2012 by **Bartolomiej Nowak** and **Teresa Novak**, who are personally known to me or have produced DR. LIC 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.

Thomas R. Kopecky
Notary Public
Thomas R. Kopecky

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 7-31-12
Genie Finley
Buyer, Seller or Representative
Genie Finley



CLERK'S Office

UNOFFICIAL COPY

Exhibit "A" Legal Description

ALL THAT CERTAIN CONDOMINIUM UNIT SITUATED IN THE CITY OF PALOS HILLS, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS UNIT 10-3-S AND GARAGE UNIT 4-A-9 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN THE HILLS OF PALOS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24917691, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax ID: 23-10-200-015-1112

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Plat Act Affidavit

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

DOCUMENT NUMBER _____

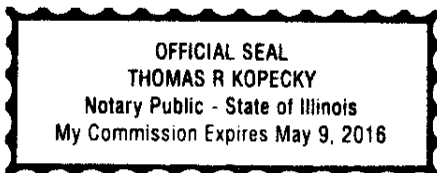
I, (Name) BARTOLOMIEU NOWAK, being duly sworn on oath, state that I reside at 10 Cinnamon Cove Dr, Paces Hills, IL 60469, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDED OF _____ COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 27 day of JULY, 2012
Don Demie, Notary
 (Signature)

NOTARY: Thomas R. Kopeccky
 (seal)



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 and hold title to real estate under the laws of the State of Illinois.

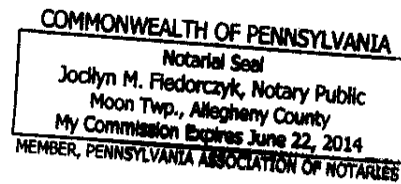
Dated: 7-31, 2012

Signature: _____

Genie Finley
Grantor or Agent
Genie Finley

Subscribed and sworn to before me by the said Genie Finley this 31 day of July, 2012

Jocelyn M. Fiedorczyk
Notary Public
Jocelyn M. Fiedorczyk



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 and hold title to real estate under the laws of the State of Illinois.

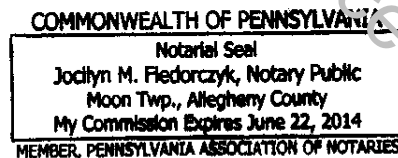
Dated: 7-31, 2012

Signature: _____

Genie Finley
Grantee or Agent
Genie Finley

Subscribed and sworn to before me by the said Genie Finley this 31 day of July, 2012

Jocelyn M. Fiedorczyk
Notary Public
Jocelyn M. Fiedorczyk



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]