

# UNOFFICIAL COPY



## QUITCLAIM DEED IN TRUST

ILLINOIS STATUTORY

Doc#: 1230650023 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/01/2012 10:40 AM Pg: 1 of 3

### MAIL TO:

Gerald M. Hunter, Ltd.  
PO Box 129  
Oglesby, IL 61348

### NAME & ADDRESS OF TAXPAYER:

### Recorder's Stamp

THE GRANTOR, JAMES F. NICHOLSON, as Trustee, of 1 COURT OF HIDDEN BAY LAND TRUST, and not individually, pursuant to the terms of the Land Trust Agreement dated 26 November, 2010, of the City of Northbrook, County of Cook, and State of Illinois, for and in consideration of TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND QUITCLAIMS to JAMES F. NICHOLSON and JUDITH A. O'BRIEN, husband and wife, as tenants in the entirety, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Parcel 1: Lot 73 in Ancient Tree Unit 1, being a subdivision of parts of the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 8, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements appurtenant to and for ingress and egress for the benefit of Parcel 1 as defined and set forth in the Plat of Subdivision recorded as Document No. 22328735 and as created by the Declaration of Easements recorded as Document No. 22723117 and by Deed Document No. 23045290.

Subject to general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Index Numbers: 04-08-311-067-0000

Property Address: 1 Court of Hidden Bay, Northbrook, IL 60062

DATED this 1st day of November, 2012.

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James Nicholson (SEAL)  
JAMES F. NICHOLSON

Judith A. O'Brien (SEAL)  
JUDITH A. O'BRIEN

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )



I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMES F. NICHOLSON and JUDITH A. O'BRIEN, husband and wife, 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 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 hand and notarial seal, this 1<sup>st</sup> day of November, 2012.

[Signature]  
NOTARY PUBLIC

COOK COUNTY ILLINOIS TRANSFER STAMP  
EXEMPTION UNDER PROVISIONS OF PARAGRAPH  
"e" SECTION 4, REAL ESTATE TRANSFER ACT

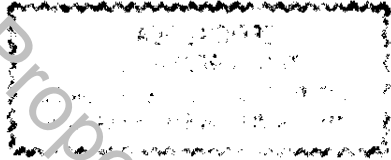
GRAPH  
NAME AND ADDRESS OF PREPARER:

GERALD M. HUNTER, LTD.  
ATTORNEY AT LAW  
PO BOX 129  
OGLESBY, IL 61348

DATE: Nov 1<sup>st</sup>, 2012

James Nicholson  
Buyer, Seller or Representative

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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 Nov 1st, 2012

Signature: James F Nicholson  
Grantor or Agent

Subscribed and sworn to before me  
by the said JAMES F NICHOLSON  
dated 11/1/2012

Notary Public

[Signature]



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 Nov 1st, 2012

Signature: James F Nicholson  
Grantee or Agent

Subscribed and sworn to before me  
by the said JAMES F NICHOLSON  
dated 11/1/2012

Notary Public

[Signature]



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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**