

# UNOFFICIAL COPY

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



Doc#: 1233310079 Fee: \$52.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/28/2012 03:08 PM Pg: 1 of 8

After Recording Return to:  
TITLE SOURCE  
Attn: RECORDING TEAM  
1450 W. LONG LAKE RD., SUITE 400  
TROY, MI 48098  
File No. 56613123

Name & Address of Taxpayer:  
DIANA S. FERGUSON AND ERROLL D. STATON  
1 ASHLEY OAKS LANE  
FLOSSMOOR, IL 60422

*Rec 4th  
78027203*

Tax ID No.:  
32-07-200-062-0000

56613123-1397646 QUIT CLAIM DEED (4)

STATE OF ILLINOIS  
COUNTY OF COOK

THIS INDENTURE made and entered into on this 8<sup>th</sup> day of August, 2012, by and between DIANA S. FERGUSON, A MARRIED WOMAN, JOINED IN EXECUTION BY HER SPOUSE ERROLL D. STATON, 1 ASHLEY OAKS LANE, FLOSSMOOR, IL 60422 hereinafter referred to as Grantor(s) and DIANA S. FERGUSON, AS TRUSTEE OF THE DIANA S. FERGUSON TRUST DATED AUGUST 2, 2001 OR AND SUCCESSOR THEREUNDER, 1 ASHLEY OAKS LANE, FLOSSMOOR, IL 60422, 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 Exh B:  
Cert. of Trust*

SEE ATTACHED EXHIBIT "A"

Also known as: 1 ASHLEY OAKS LANE, FLOSSMOOR, IL 60422  
Property Tax ID No.: 32-07-200-062-0000  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: \_\_\_\_\_, Recorded: \_\_\_\_\_

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the right, 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

8-8-12  
Date Buyer, Seller or Representative

S Y  
P 8  
S N  
M N  
SC Y  
E Y  
INTY Y

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Assessor's parcel No. 32-07-200-062-0000

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

[Signature]  
DIANA S. FERGUSON

[Signature]  
ERROLL D. STATON

STATE OF ILLINOIS  
COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND ON SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DIANA S. FERGUSON 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 8<sup>th</sup> DAY OF August, 2012

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 02/07/14

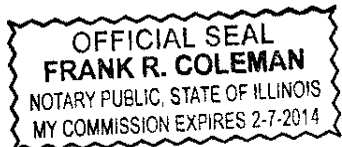


STATE OF ILLINOIS  
COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND ON SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ERROLL D. STATON 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 8<sup>th</sup> DAY OF August, 2012

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 02/07/14



# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

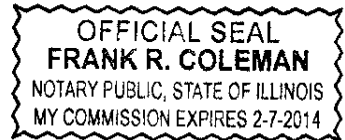
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated August 8, 2012

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me FRANK R. Coleman, NOTARY PUBLIC

By the said DIANA S. FERGUSON  
This 8<sup>th</sup> day of AUGUST, 2012  
Notary Public Frank R. Coleman



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 August 8, 2012

Signature: [Signature] x Erroll D. Stator  
Grantee or Agent

Subscribed and sworn to before me FRANK R. COLEMAN, NOTARY PUBLIC

By the said DIANA S. FERGUSON & ERROLL D. STATOR  
This 8<sup>th</sup> day of AUGUST, 2012  
Notary Public Frank R. Coleman

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.)



# UNOFFICIAL COPY

## AFFIDAVIT – PLAT ACT

### RECORDER OF COOK COUNTY

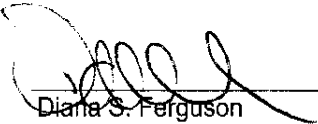
STATE OF ILLINOIS )  
COUNTY OF Cook ) **ss**

**Diana S. Ferguson**, being duly sworn on oath, states that he/she resides at 1 Ashley Oaks Lane, Flossmoor, IL 60422, that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

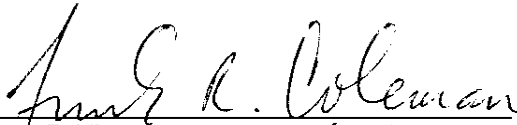
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is 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 is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

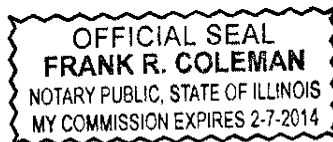
**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook 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 tract described therein.

  
Diana S. Ferguson

SUBSCRIBED AND SWORN to before me this 8<sup>th</sup> day of August, 2012, Diana S. Ferguson.

  
Notary Public  
My commission expires: 02/07/14



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EXHIBIT A  
LEGAL DESCRIPTION

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

LOT 2 IN ASHLEY OAKS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE  
NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID NUMBER(S): 32-07-200-062-0000

PROPERTY COMMONLY KNOWN AS: 1 ASHLEY OAKS LANE, FLOSSMOOR, IL 60422

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

After Recording Return to:  
 TITLE SOURCE  
 Attn: RECORDING TEAM  
 1450 W. LONG LAKE RD., SUITE 400  
 TROY, MI 48098  
 File No. 56013123

Name & Address of Taxpayer:  
 DIANA S. FERGUSON  
 1 ASHLEY OAKS LANE  
 FLOSSMOOR, IL 60422

Exh. B

Tax ID No.: 32-07-200-062-0000

## CERTIFICATION OF TRUST

The undersigned declare(s) under penalty of perjury under the laws of the State of ILLINOIS that the following is true and correct:

1. The Trust known as THE DIANA S. FERGUSON TRUST DATED AUGUST 2, 2001, is a valid and existing trust.

The name(s) of the settlor(s) of the Trust is (are): DIANA S. FERGUSON

The name(s) of the currently acting trustee(s) is (are): DIANA S. FERGUSON

2. The trustee(s) of the Trust have the following powers (initial applicable line(s)):

- Power to acquire additional property.
- Power to sell and execute deeds.
- Power to encumber, and execute deeds of trust.

Other: \_\_\_\_\_

3. The Trust is (check one):  Revocable  Irrevocable

The name of the person who may revoke the Trust is: DIANA S. FERGUSON

4. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): \_\_\_\_\_, whose name(s) is (are): DIANA S. FERGUSON

5. Title to Trust assets is to be taken as follows: DIANA S. FERGUSON, AS TRUSTEE OF THE DIANA S. FERGUSON TRUST DATED AUGUST 2, 2001 OR AND SUCCESSOR THEREUNDER

6. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.

7. I (we) am (are) all of the currently acting trustees.

8. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

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Dated: August 8, 2012

*[Signature]* Trustee  
DIANA S. FERGUSON, TRUSTEE

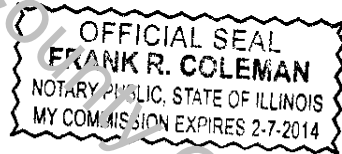
STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT DIANA S. FERGUSON, TRUSTEE is personally known to me to be the same person whose name(s) is 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 8<sup>th</sup> day of August, 2012

*[Signature]*  
Notary Public

My commission expires 04/07/14



  
+U03041848+  
1632 9/25/2012 78027203/4