

Doc#: 1303026054 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/30/2013 11:44 AM Pg: 1 of 5

QUITCLAIM DEED

3/4

130 800000193

THIS DEED, made on the 12th day of SEPTEMBER, 2012 between Dale A. Jones ("Grantor") and **ClearVue Assets, LLC** ("Grantee");

Grantor, for valuable consideration, quitclaims to Grantee the following described real estate in Cook County, State of Illinois:

Lot 3824 in Elk Grove Village Section 1 East, being a Subdivision in the West ¼ of Section 27, Township 41 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on April 15, 1963 as Document No. 2086010, in Cook County, Illinois.

More Commonly Known as: 113 Shadywood Lane, Elk Grove Village, IL 60007
PARCEL ID: 08-27-104-004-0000

That the aforesaid deed is an absolute conveyance of the title to said premises to the Grantee named therein, in effect as well as in form, and was and is not intended as a mortgage, trust conveyance, or security of any kind, and that possession of said premises will be surrendered to the grantee as of the 12th day of SEPTEMBER 2012; said premises are vacant, free of any personal property, and broom swept clean; that Grantor acknowledges and understands that the premises will be subject to a final inspection by the Grantee, at Grantees prerogative, and that the Grantee's acceptance of said deed, and obligations to Grantor, or benefits in favor of Grantor that may be part of this agreement, if any, are fully contingent upon Grantee's approval of the physical condition of the premises as well as their approval of the condition of title to the property. In the event that personal property is left in or about the above referenced premises as of the date of possession is surrendered as indicted herein, whether in the interior or exterior of said premises, deponent hereby waives and relinquishes any right, title or interest in said personal property. Grantor hereby agrees that Grantee may remove and dispose of any such remaining personal property at their discretion and in any manner in which Grantee sees fit. That the consideration in aforesaid deed was the full cancellation of all debts, obligations, costs and charges heretofore existing under and by virtue of the terms of a certain mortgage made by Dale A. Jones, original mortgagor, to MERS, Inc. as Nominee

SPS
SCV
INT

AT&TF, INC.

UNOFFICIAL COPY

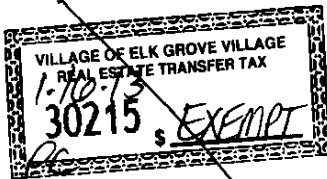
for Equifirst Corporation, Mortgagee, dated July 24, 2008 and recorded October 27, 2008 as Document No.0830157217 in Cook County, Illinois.

12th IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this day of September, 2012.

GRANTOR:

Dale Jones

Dale A. Jones



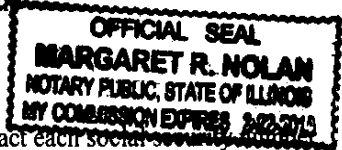
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dale A. Jones and acknowledged the execution of the foregoing Quitclaim Deed. Signed and sealed this 12th day of September, 2012.

Margaret R. Nolan

Notary Public

My Commission Expires: 2-22-2015
County of Residence: McHENRY



I affirm, under penalties for perjury, that I have taken reasonable care to contact each social security account in this document, unless required by law.

Phillip A. Pluister

Phillip A. Pluister

Grantee Name and Address and Mail Tax Bills To:
ClearVue Assets, LLC
895 Dove St., Ste. 120
Newport Beach, CA 92660

Exempt under provisions of Paragraph 1
Section 31-45, Property Tax Code.

9/28/12 TPR
Date Buyer, Seller or Representative

When recorded, please return to:
Burke Costanza & Carberry, LLP
9191 Broadway
Merrillville, IN 46410

This Instrument Prepared By: Phillip A. Pluister, 9191 Broadway, Merrillville, IN 46410

UNOFFICIAL COPY

GRANTOR'S AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

Dale A. Jones, being first duly sworn upon oath deposes and say that he, hereafter singly or collectively referred to as "Affiant" or "Grantor", is conveying to **ClearVue Assets, LLC**, property commonly known as 113 Shadywood Lane, Elk Grove Village, IL 60007.

That to induce **ClearVue Assets, LLC** ("Investor") to accept the Quitclaim Deed and to induce ~~Attorneys Title Guarantee Fund~~ to insure the title to the real estate conveyed, affiant makes this affidavit. *Stewart Title of*

*Re-Insured
12-26-12*

That affiant has personal knowledge of the facts set out below or has made an investigation of the facts to satisfy affiant and permit affiant to make this affidavit.

That the following things are true:

- Grantor has a fee simple interest in the real estate described as follows:

Lot 3824 in Elk Grove Village Section 1 East, being a Subdivision in the West 1/4 of Section 27, Township 41 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on April 15, 1963 as Document No. 2086010, in Cook County, Illinois.

More Commonly Known as: 113 Shadywood Lane, Elk Grove Village, IL 60007

- The real estate is clear of every kind or description of lease, lien or encumbrance, except:

- Easements and restriction and agreements of record shown in the title commitment, if any.
- Current real estate taxes and assessments, not delinquent.
- Other:

mortgage holder
ClearVue Mortgage

- Grantor has not executed or permitted anyone in seller's behalf to execute any conveyance, mortgage, lien, lease, security agreement, financing statement or any form of encumbrance of or upon the real estate, or any fixtures attached thereto, and has made no rental or occupancy agreements, except any which have already been made known to the purchaser, which is or are now outstanding or enforceable against the real estate.

S
P
S
SC
INT

UNOFFICIAL COPY

4. Grantor has made no contract to sell all or any part of the real estate and has given to no one an option to purchase all or any part of the real estate which is now or at any time in the future enforceable or exercisable.
5. That all engineers and surveyors who have performed engineering or surveying work in connection with this project have been paid in full.
6. That, except for engineering and surveying, there has been no work or labor performed, or materials or supplies or equipment provided for the improvement of the real estate within sixty (60) days prior to the date of this affidavit for which payment in full by good funds has not been made.
7. That there are no existing violations of zoning ordinances or restrictions applicable to the real estate known to Affiant.
8. That there is, against Affiant, no judgment of any court of the State of Illinois or any court of the United States that is or may become a lien upon the real estate.
9. That no petition in bankruptcy has been filed by or against Grantor within the last six (6) months, nor is any petition pending with respect to seller for bankruptcy or insolvency.
10. That Grantor is not a principal nor a surety on any bond payable to the State of Illinois.
11. That the real estate is occupied by seller, and is in the possession of Grantor and Grantor is not under any disability or limitation to transfer possession to purchaser, and that no other person has or claims adversely to, or under, seller, any right of possession or occupancy of all or any portion of the real estate.
12. That Affiant has no knowledge of any pending or potential assessment for taxes or special assessments.
13. That Affiant is not acting, directly or indirectly, in any capacity whatsoever for any foreign county or nation thereof.
14. That Affiant has never been declared mentally incompetent, nor is any petition pending with respect to seller for incompetency.

Dale Jones
 Dale A. Jones

STATE OF ILLINOIS)
) SS:
 COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dale A. Jones and acknowledged the execution of the foregoing Grantor's Affidavit. Signed and sealed this 12th day of September, 2012.

My Commission Expires: 2-22-2015
 County of Residence: McHenry

Margaret R. Nolan
 Notary Public OFFICIAL SEAL
MARGARET R. NOLAN
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 2/22/2015

UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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.

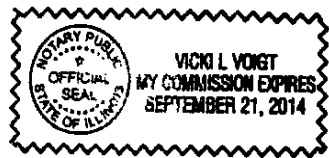
Dated 9/18/12

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before me this

12th day of April, 2012
Day Month Year

[Signature]
Notary Public



The grantee or the grantee's 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 9/20/12

[Signature]
Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

12th day of April, 2012
Day Month Year

[Signature]
Notary Public

