

# UNOFFICIAL COPY



## QUITCLAIM DEED

**GRANTOR**, KATINA J. TULLIS, Trustee, under the KATINA J. TULLIS REVOCABLE TRUST AGREEMENT dated September 12, 2011 (herein, "Grantor"), whose address is 2564 Violet Street, Glenview, IL 60026, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE**, KATINA J. TULLIS and BRIAN T. TULLIS, wife and husband, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 2564 Violet Street, Glenview, IL 60026, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

Doc#: 1303817053 Fee: \$46.00  
 Karen A. Yarbrough RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 02/07/2013 01:52 PM Pg: 1 of 5

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 2564 Violet Street, Glenview, IL 60026

Permanent Index Number: 04-22-303-011-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 5 day of January, 2013

### When recorded return to:

KATINA J. TULLIS  
 BRIAN T. TULLIS  
 2564 VIOLET STREET  
 GLENVIEW, IL 60026

### Send subsequent tax bills to:

KATINA J. TULLIS  
 BRIAN T. TULLIS  
 2564 VIOLET STREET  
 GLENVIEW, IL 60026

### This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.  
 213 BRENTSHIRE DRIVE  
 BRANDON, FL 33511

S Y  
 P 5  
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 M N  
 SC Y  
 E Y  
 INT 7

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### GRANTOR

Katina J. Tullis Revocable Trust Agreement dated September 12, 2011

*Katina J. Tullis* Trustee  
Katina J. Tullis, Trustee

STATE OF IL  
COUNTY OF COOK

This instrument was acknowledged before me on January 5, 2013, by Katina J. Tullis, Trustee, under the Katina J. Tullis Revocable Trust Agreement dated September 12, 2011.

[Affix Notary Seal]

Notary signature: *Robert B. Bromberg*  
Printed name: Robert Bromberg  
My commission expires: 6/3/14

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

*Katina J. Tullis*  
Signature of Buyer/Seller/Representative

01/05/2013  
Date



# UNOFFICIAL COPY

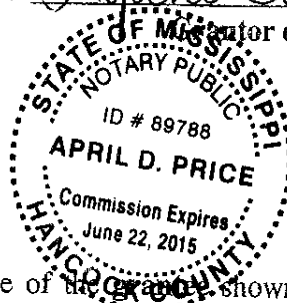
## STATEMENT BY GRANTOR AND GRANTEE

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 2/1, 2013

Signature: [Signature] - Performance Title, Inc  
Grantor or Agent

Subscribed and sworn to before me  
By the said April D. Price  
This 1st day of February, 2013  
Notary Public [Signature]

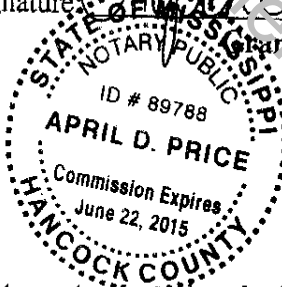


The **grantee** or his agent affirms and verifies that the name of the **grantor** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 2/1, 2013

Signature: [Signature] - Performance Title, Inc  
Grantee or Agent

Subscribed and sworn to before me  
By the said April D. Price  
This 1st day of February, 2013  
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 **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]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF Illinois, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 53 IN CAMBRIDGE AT THE GLEN BEING A SUBDIVISION OF LOT 14 IN GLEN VIEW NAVAL AIR STATION SUBDIVISION NO. 2, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2001 AS DOCUMENT NUMBER 0010477724.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION FOR CAMBRIDGE AT THE GLEN DATED JUNE 27, 2001 AND RECORDED AUGUST 6, 2001 AS DOCUMENT 0010713243 AND CREATED BY DEED FROM DRH CAMBRIDGE HOMES INC. RECORDED AUGUST 6, 2001 AS DOCUMENT NUMBER 0010713243 FOR THE PURPOSES OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

OUTLOT M IN CAMBRIDGE AT THE GLEN BEING A SUBDIVISION OF LOT 14 IN GLEN VIEW NAVAL AIR STATION SUBDIVISION NO. 2, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 04-22-303-011-0000

Commonly known as 2564 Violet Street, Glenview, IL 60026-8033

This property constitutes the homestead real property of grantor.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.*

12-43733 (lb)

Property address: 2564 Violet Street, Glenview, IL 60026

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## CERTIFICATION OF TRUSTEES UNDER TRUST

KATINA J TULLIS being of legal age, declares under penalty of perjury:

1. Declarant(s) certify the existence of the following described Trust and state that he/she/they are all of the current trustees:

Name of Trust: KATINA J. TULLIS REVOCABLE TRUST AGREEMENT

Date of Trust: SEPTEMBER 12, 2011

Trustor/Settlor: KATINA J. TULLIS

Original Trustees: KATINA J TULLIS

Trust Identification, Social Security or Employer Identification No. \_\_\_\_\_

2. Declarant(s) state that the Trust is in full force and effect and has not been revoked, terminated or otherwise amended in any manner which would cause the representations in this Certification to be incorrect. The name(s) of all persons who have any power to revoke the trust are: KATINA J TULLIS

3. Declarant(s) state the following named trustee(s) is/are full empowered to act for said Trust and is/are properly exercising his/her/their authority under said Trust in negotiating for, contract for and executing the document(s) attached hereto, and that no trustee(s) other than the following named trustees are necessary under the Trust to sign said document(s): KATINA J TULLIS

Trustees authorized to sign: KATINA J TULLIS

Nature of document: \_\_\_\_\_

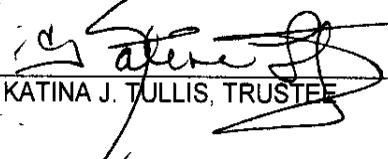
Date of document: \_\_\_\_\_

Nature of document: \_\_\_\_\_

Date of document: \_\_\_\_\_

4. Declarant(s) state that to the best of his/her/their knowledge, there are no claims, challenges of any kind or cause of action alleged, contesting or questioning the validity of the Trust or the trustee's authority to act for the Trust.

Signed under penalty of perjury, this 5<sup>th</sup> day of January, 2013

  
KATINA J. TULLIS, TRUSTEE

2564 Violet Street, Glenview, IL 60026  
(Address)

(Address)

Subscribed and sworn to before me, this 5<sup>th</sup> day of January, 2013

Signature

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

(Seal)



On 1/5/13 before me, Katina J. Tullis, a notary public in and for said County and State, personally appeared Katina J. Tullis, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)

(Signature of Notary Public)

