

# UNOFFICIAL COPY



Doc#: 1313749016 Fee: \$46.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/17/2013 12:33 PM Pg: 1 of 5

Prepared By: Deeds on Demand, PC, 5029 Corporate Woods Drive, Ste 225-A, Virginia Beach, VA 23462

Mail Tax Statement to: Sheryl L. Palmer, 7610 Crawford Ave. Unit 202A, Skokie, IL 60076

Return to: ServiceLink, 4000 Industrial Blvd., Aliquippa, PA 15001

Permanent Real Estate Index Number.: 10-27-232-061-1018

## WARRANTY DEED

SHERYL L. PALMER erroneously of record as SHIRLEY PALMER, married, whose mailing address is 7610 Crawford Ave. Unit 202A, Skokie, IL 60076, (the "Grantor") for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby convey and warrant unto SHERYL L. PALMER, married, in fee simple, whose address is 7610 Crawford Ave. Unit 202A, Skokie, IL 60076, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

All that parcel of land in City of Skokie, Cook County, State of Illinois, as described in Deed Doc # 0723533106, ID# 10-27-232-061-1018 and 10-27-232-061-1013 being known and designated as:

Parcel 1:

Unit Number 202-A and P-2 in the Gideon Court Condominium, as delineated on a survey of the following described tract of land:

Lot 3 (except the North 9.69 feet thereof and except street), also Lots 4 through 7 (except street) and Lot 8 (except the South 9.00 feet thereof and except street) in Block 12 in George F. Nixon and Company's Rapid Transit Park, a subdivision of part of Lots 1 through 14 in Henry Harrer's Estate Partition in Sections 26 and 27, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0717115068; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemandusa.com/agreement](http://www.deedsondemandusa.com/agreement)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 19097

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Village Code Chapter 98  
EXEMPT Transaction  
Skokie Office 04/11/13

416  
5X

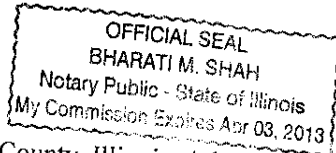
# UNOFFICIAL COPY

to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of 30<sup>th</sup> Jan, 2013.

B. L. M. D. L. L.  
Notary Public

My commission expires: 4/13/13



This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph E Section 4, Real Estate Transfer Act

\* Date: January 30, 2013

\* Signature of Grantor: [Signature]  
SHERYL L. PALMER erroneously of record as SHIRLEY PALMER

Property of Cook County Clerk's Office

---

Prepared by Deeds on Demand, PC  
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.  
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemandusa.com/agreement](http://www.deedsondemandusa.com/agreement)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 19097

# UNOFFICIAL COPY

Parcel 2:

Exclusive right to use of Storage Space 5-2, as limited common elements, as set forth in the Declaration of Condominium, and survey attached thereto recorded as Document 0717115068.

By fee simple deed from Gideon Court Condominium, LLC as set forth in Doc # 0723533106 dated 08/15/2007 and recorded 08/23/2007, Cook County Records, State of Illinois.

Property Address: 7610 Crawford Ave. Unit 202A, Skokie, IL 60076

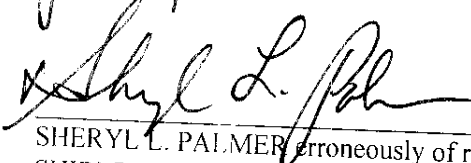
AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

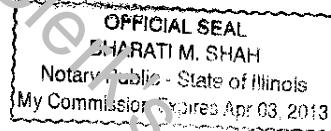
TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereon belonging.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

GRANTOR does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, this deed was executed by the Grantor this the 30 day January, 20 13.

 (Seal)  
SHERYL L. PALMER, erroneously of record as  
SHIRLEY PALMER



STATE OF ILLINOIS }  
COUNTY OF COOK } ss:

*Blt. m. d. l. 1/30/13*

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, SHERYL L. PALMER erroneously of record as SHIRLEY PALMER, is personally known to me

Prepared by Deeds on Demand, PC  
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.  
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemandusa.com/agreement](http://www.deedsondemandusa.com/agreement)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 19097

**UNOFFICIAL COPY**

Title No.: 21775821

**LEGAL DESCRIPTION****EXHIBIT "A"**

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

ALL THAT PARCEL OF LAND IN CITY OF SKOKIE, COOK COUNTY, STATE OF ILLINOIS, AS DESCRIBED IN DEED DOC # 0723533106, ID# 10-27-232-061-1018 AND 10-27-232-061-1003, BEING KNOWN AND DESIGNATED AS:

PARCEL 1: UNIT NUMBER 202-A AND P-2 IN THE GIDEON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 (EXCEPT THE NORTH 9.69 FEET THEREOF AND EXCEPT STREET), ALSO LOTS 4 THROUGH 7 (EXCEPT STREET) AND LOT 8 (EXCEPT THE SOUTH 9.00 FEET THEREOF AND EXCEPT STREET) IN BLOCK 12 IN GEORGE F. NIXON AND COMPANY'S RAPID TRANSIT PARK, A SUBDIVISION OF PART OF LOTS 1 THROUGH 14 IN HENRY HARRERS ESTATE PARTITION IN SECTIONS 26 AND 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717115068; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS. PARCEL 1: UNIT NUMBER 202-A AND P-2 IN THE GIDEON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 (EXCEPT THE NORTH 9.69 FEET THEREOF AND EXCEPT STREET), ALSO LOTS 4 THROUGH 7 (EXCEPT STREET) AND LOT 8 (EXCEPT THE SOUTH 9.00 FEET THEREOF AND EXCEPT STREET) IN BLOCK 12 (N GEORGE F. NIXON AND COMPANY'S RAPID TRANSIT PARK, A SUBDIVISION OF PART OF LOTS 1 THROUGH 14 (N HENRY HARRERS ESTATE PARTITION IN SECTIONS 26 AND 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717115068; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS. PARCEL 2: EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-2, AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 0717115068. PARCEL 2: EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-2, AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 0717115068.

MORE COMMONLY KNOWN AS 7610 CRAWFORD AVE #202A, SKOKIE, IL 60076.

BY FEE SIMPLE DEED FROM GIDEON COURT CONDOMINIUM, LLC AS SET FORTH IN DOC # 0723533106 DATED 08/15/2007 AND RECORDED 08/23/2007, COOK COUNTY RECORDS, STATE OF ILLINOIS.

# 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 3-18, 2013

Signature: Chris Jones

**Grantor or Agent**

Funder for Bank of America

Subscribed and sworn to before me  
By the said Chris Jones  
This 18, day of March, 2013  
Notary Public Mark J. Appugliese

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Mark J. Appugliese, Notary Public  
Hickory Twp., Lawrence County  
My Commission Expires May 17, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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.

Date 3-18, 2013

Signature: Chris Jones

**Grantee or Agent**

Funder for Bank of America

Subscribed and sworn to before me  
By the said Chris Jones  
This 18, day of March, 2013  
Notary Public Mark J. Appugliese

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Mark J. Appugliese, Notary Public  
Hickory Twp., Lawrence County  
My Commission Expires May 17, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**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.)