When Recorded Return Indecomm Global Services

2925 Country Drive St. Paul, MN 55117

After Recording Return to:

Title Jource, Inc. 662 Woodward Avenue Detroit, MI 48226

Instrument Prepared by:

Roger R. Ochoa, Esq. 1127 E. Cambridge Dr. Schererville, IN 46375 Licensed in IL

Mail Tax Statements To:

Dennis M. Sylvester and Martha Sylvester 8123 Independence Drive Willow Springs, II 60 180

Tax Parcel ID# 18-31-202-026-0000

78651112

1315115030 Fee: \$48.25 RHSP Fee:\$10.00 Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/31/2013 10:16 AM Pg: 1 of 5

(57585149-1972353 **QUITCLAIM DEED**

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

Dated this **25** B MS day of 20/3 WITNESSETH, that, DENNIS M. SYLVESTER and MARTHA SYLVESTER, as Trustees under the terms and provisions of a trust Agreement designated as THE DENNIS M. SYLVESTER AND MARTHA SYLVESTER LIVING TRUST DATED JANUARY 5, 2012, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto DENNIS M. SYLVESTER and MARTHA SYLVESTER, husband and wife, as joint tenants with right of survivorship and not as tenants in common, residing at 8123 Independer a Drive, Willow Springs, IL 60480, hereinafter referred to as "GRANTEE," whether one or more, all are rights and title interest in the following described real estate, being situated in Cook County, Illinois, cor. n only known as 8123 Independence Drive, Willow Springs, IL 60480, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel No: <u>18-31-202-026-0000</u>

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

1315115030 Page: 2 of 5

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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

By: Janua M Splint
DENN'S M. SYLVESTER, Trustees of The Dennis M.
Sylvesic, and Martha Sylvester Living Trust dated
January 5, 2013
Marth Shart
By: Marthy Dy west
MARTHA SYLVESTER, Trustees of The Dennis M.
Sylvester and Martha Sylvester Living Trust dated
January 5, 2012
STATE OF ILLINOIS
) SS.
COUNTY OF COOK)
I, Margaret A. Colis , a Notary Public in and for said County and State
aforesaid, DO HEREBY CERTIFY that DENNIS M. SYLVESTE and MARTHA SYLVESTER, as
Trustees under the terms and provisions of a trust Agreement designated as THE DENNIS M.
SYLVESTER AND MARTHA SYLVESTER LIVING TRUST DATED JANUARY 5, 2012, personally
known to me to be the same person(s) whose name(s) are subscribed to the toregoing instrument,
appeared before me this day in person, and acknowledged that he/she/they signed, seeled and delivered
the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth,
including the release and waiver of the right of homestead.
The state of the s
Given under my hand official seal this 25 day of April 2013.
1

MARGARET A GOLIS

Notary Public My commission expires: 00/01/15

1315115030 Page: 3 of 5

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RECORDER OF COOK COUNTY

STATE OF ILLINOIS)	
		SS
COUNTY OF COOK	١	

Dennis M. Sylvester, Trustee, being duly sworn on oath, states that he/she resides at: 8123 Independence Dr., Willow Springs, IL 60480, that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- The sale or excharge is of an entire tract of land not being a part of a larger tract of land
- The division or sub fiv sion 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.
- The conveyance is of parcels of land or interests therein for use as right of wayfor railroads or other public utility facilities, which does not involve any new streets or ecoments 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 and 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 in pressed 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 pasements 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, 1373 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.

SUBSCRIBED AND SWORN to before me this 25 day of April

My commission expires:

MARGARET A GOLIS MY COMMISSION EXPIRE JUNE 1, 2015

1315115030 Page: 4 of 5

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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 48/12 25 , 20/3.	Signature: Lenn M Hex
	Grantor or Agent
	Signature: Marty Sylles Grantor or Agent
Subscribed and sworn to before rich by the said, Granfor MAH. this 25 day of April , 2013. Notary Public Magana J. J. J. J.	MARGARET A GOLIS OFFICIAL MY COMMISSION EXPIRES JUNE 1, 2015
on the deed or assignment of beneficial interecorporation or foreign corporation authorized. Illinois, a partnership authorized to do business.	best of ris knowledge, the name of the GRANTEE shown st in a land trust is either a natural person, an Illinois to do business or acquire and hold title to real estate in ess or acquire and hold title to real estate in Illinois, or rized to do business or acquire title to real estate under Signature:
	Grantee or Agen! Signature: Martha & Justine Grantee or Agent
Subscribed and sworn to before me by the said, Grantee MAH, this 20 day of April , 2013. Notary Public Marganet & Lill	, <u>}</u>

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

1315115030 Page: 5 of 5

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EXHIBIT A

LEGAL DESCRIPTION

The following described property:

LOT 1 IN NUEPORT ESTATES, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF UNIT NO. 1, LOUIS MILLER'S SUBDIVISION RECORDED FEBRUARY 23, 1962 AS DOCUMENT NO. 18408433, LYING NORTHERLY OF UNIT NO. 2, LOUIS MILLER'S SUBDIVISION RECORDED AUGUST 30, 1962 AS DOCUMENT 18577767, AND LYING EASTERLY OF UNIT NO. 3, OF LOUIS MILLER'S SUBDIVISION RECORDED JUNE 13, 1967 AS DOCUMENT 20165025 AND ALSO THE EAST 60 FEET (AS MEASURED ALONG THE NORTH AND SOUTH LINES) OF LOT 1 IN UNIT NO. 2, LOUIS MILLER'S SUBDIVISION AFORESAID ALL IN COOK COUNTY, ILLINOIS.

Being the same property conveyed by Deed from DENNIS M. SYLVESTER and MARTHA SYLVESTER, his wife to DENNIS M. SYLVESTER AND MARTHA SYLVESTER, AS TRUSTEES UNDER THE TERMS AND PKO /ISIONS OF A TRUST AGREEMENT DATED JANUARY 5, 2012 AND DESIGNATED AS THE DENNIS M. SYLVESTER AND MARTHA SYLVESTER LIVING TRUST DATED JANUARY 5, 2012, AND TO ANY AND ALL SUCCESSORS AS TRUSTEE APPOINTED UNDER SAID TRUST AGREEMENT, dated January 5, 2012, Recorded February 29, 2012 as Instrument No. 1206048009.

Parcel ID: 18-31-202-026-0000

Commonly known as: 8123 Independence Drive, Willow Springs, 1L 60480.

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