



QUIT CLAIM DEED

Doc#: 1318946022 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/08/2013 02:30 PM Pg: 1 of 3

ILLINOIS

Use Only

THE GRANTOR(S) SCOTT FLAHERTY, a single man, of the City of Palos Park, County of Cook, State of Illinois, CHARLES FLAHERTY, a divorced man, of the City of Des Plaines, County of Cook, State of Illinois, MICHAEL FLAHERTY, a divorced man, of the City of Des Plaines, County of Cook, State of Illinois, PATRICK FLAHERTY, a married man, of the City of Wonder Lake, County of McHenry, State of Illinois, MAUREEN GERAGHTY, a married woman, of the City of Palos Park, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to MAUREEN GERAGHTY, TRUSTEE OF THE ELEANOR L. FLAHERTY LIVING TRUST DATED AUGUST 24, 2000, of 13259 S. COUNTRY CLUB CT., PALOS HEIGHTS, Illinois, 60423 the following described Real Estate, situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

3P

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 23-36-303-143-1213

This property is not Homestead property.

Address(es) of Real Estate:

13259 S. Country Club Court 1A Palos Heights Illinois 60463

The date of this deed of conveyance is 06/27/2013.

(Signature of Scott Flaherty)
(SEAL) SCOTT FLAHERTY

(Signature of Maureen Geraghty)
(SEAL) MAUREEN GERAGHTY

(Signature of Michael Flaherty)
(SEAL) MICHAEL FLAHERTY

(Signature of Patrick Flaherty)
(SEAL) PATRICK FLAHERTY

(Signature of Charles Flaherty)
(SEAL) CHARLES FLAHERTY

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person(s) 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 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.



(Impress Seal)

(My Commission Expires 2/21/15)

Given under my hand and official seal 06/27/2013.

(Signature of Suzanne L Swaw)
Notary Public

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as:

13259 S. Country Club Court 1A
Palos Heights, Illinois 60463

Legal Description:

PARCEL 1: UNIT NUMBER 13259-1-'A' IN OAK HILLS CONDOMINIUM I, AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISIONS IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BURNSIDE CONSTRUCTION CORPORATION, A CORPORATION OF ILLINOIS, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23684699; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY BURNSIDE CONSTRUCTION COMPANY RECORDED AS DOCUMENT 23684698 FROM BURNSIDE CONSTRUCTION COMPANY TO KENNETH T. QUINLAN AND KAREN A. QUINLAN, HIS WIFE DATED OCTOBER 15, 1979 AND RECORDED JANUARY 2, 1980 AS DOCUMENT 25301906, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of
County Transfer Tax Ordinance

Date Buyer, Seller or Representative

This instrument was prepared by
TERRENCE MCGUIRE
MCGUIRE LAW
9924 S WALDEN PARKWAY
CHICAGO, IL 60643

Send subsequent tax bills to:
Richard L Zaremba
13259 S. Country Club Ct.
1A
Palos Heights, IL 60463

Recorder-mail recorded document to:

UNOFFICIAL COPY



FIDELITY NATIONAL TITLE

6250 W. 95TH STREET, OAK LAWN, ILLINOIS 60453

PHONE: (708) 430-3030

FAX: (708) 430-3434

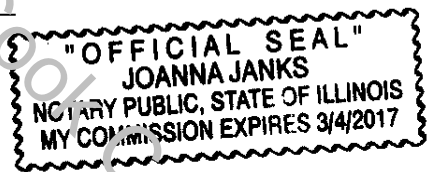
STATEMENT BY GRANTOR AND GRANTEE

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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 6/27, 2013 Signature: Patricia A. Ohde
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this 27th day of June
2013.



[Signature]
Notary Public

The grantor 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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 6/27, 2013 Signature: Patricia A. Ohde
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this 27th day of June
2013.



[Signature]
Notary Public

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.]