**UNOFFICIAL COP** 

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Cook County Recorder of Deeds Date: 07/30/2013 02:46 PM Pg: 1 of 5

Affidavit Fee: \$2.00 Karen A. Yarbrough

Doc#: 1321110058 Fee: \$46.00

#### QUIT CLAIM DEED STATE OF ILLINOIS

THE GRANTOR(S) Gregory F. Poda, an unmarried man and Renee L. Poda, an unmarried woman, pursuant to a judgment of divorce dated May 31, 2011, Case number 10 D 7968, who acquired title as husband and wife, as tenants by the entirety for and in consideration of Ten Dollars (\$10.00), and other good and Valuable consideration, in hand paid CONVEYS To Gregory F. Foon, an unmarried man Grantee Address. 13716 Tallarass Trl,

1057696910 - 2064WD

the following described 1 and situated in the County of Cook and the State of Illinois, to wit:

LOT 49, IN WINDHAVEN WEST OF ORLAND PARK, A SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 2002 AS DOCUMENT NO. .0021315681, IN COCK COUNTY, ILLINOIS.

Permanent Parcel: 27-03-226-009-0000

Return To: Record 1st Indecomm Global Services 2925 Country Drive St. Paul, MN 55117 7880 8167

Commonly Known As:

Oclared Park, 13 60462

13716 Tallgrass Trail. Orland Park, IL 60462

Exempt under the provisions of 35 ILCS 200/31-45(E)

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

Please Print

Renee L. Poda

This instrument was prepared by: Jeffrey A. Whitehead, Esq., 211 West Wacker Drive, Suite 750 Chicago, IL 60606

MAIL TO:

Title Source, Inc., Recording Team, 662 Woodward Avenue, Detroit, MI 48226-

SUBSEQUENT TAX BILL TO:

Gregory Poda, 13716 Tallgrass Trail, Orland Park, IL 60462

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### **UNOFFICIAL COPY**

State of Illinois, County of _	Coll	) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY), **Gregory F.**Poda, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given unde five hand and official seal, this \_

\_\_day of May 2013

NOTARY PUBLIC

Ovjetko Jovanovic

OFFICIAL SEAŁ
CVJETKO JOVANOVIC
Notary Public - State of Illinois
My Commission Expires Feb 1, 2015

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# **UNOFFICIAL CC**

	/ /	
State of Illinois, County of	1001	1 00
State of Himois, County of	CUCL	) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY), Renee L. Poda, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and official seal, this \_\_\_\_\_\_\_ \_day of May 2013

Denty of County Clerk's Office

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## **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.

\_\_\_\_\_\_, 20<u>/3</u>. Signature:

	Grantor or Agent
Opological Control of the Control of	Signature: Grantor or Agent
Subscribed and sworn to before rie by the said,	OFFICIAL SEAL CVJETKO JOVANOVIC Notary Public - State of Illinois My Commission Expires Feb 1, 2015
on the deed or assignment of beneficial intere- corporation or foreign corporation authorized Illinois, a partnership authorized to do busin- other entity recognized as a person and autho- the laws of the State of Illinois.	e best of his knowledge, the name of the GRANTEE shown est 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 prized to do business or acquire title to real estate under
Dated May 14 , 2013.	Signature: Tour Grantee or Agent
	Signature:Grantee or Agent
Subscribed and sworn to before me by the said, 6/9 folds, this / day of / 20/7.  Notary Public:	OFFICIAL SEAL CVJETKO JOVANOVIC Notary Public - State of Illinois My Commission Expires Feb 1, 2015

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.)

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### UNOFFICIAL COPY

#### <u> AFFIDAVIT – PLAT ACT</u>

#### RECORDER OF COOK COUNTY

STATE OF ILLINOIS	-
COUNTY OF COOK	s )

Gregory F. Poda, being duly swom on oath, states that he/she resides at: 13716 Tallgrass Trail, Orland Park, IL 60462 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1.) The sale or exchange is of an entire tract of land not being a part of a larger tract of land
- 2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements or 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.
- 5. 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 easyments of access.
- The conveyance is of land owned by a railroad or of ner public utility which does not involve any new streets or easements of access.
- 7. The conveyance is of land 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 interested with a public use.
- 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 casements 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, 1973, 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.

Gregory F. Poda

SUBSCRIBED AND SWORN to before me this

day of 🔍

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Notary Public

My commission expires:

2014

GRISELDA PRUDDEN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 07, 2014

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