

# UNOFFICIAL COPY



~~After Recording Return to:~~  
Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

**Instrument Prepared by:**  
Roger R. Ochoa, Esq.  
1127 E. Cambridge Dr.  
Scherverville, IN 46375  
Licensed in IL, Bar ID No.  
6287012

**Doc#:** 1327410022 **Fee:** \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/01/2013 10:27 AM Pg: 1 of 5

**Mail Tax Statements To:**  
Thomas F. Covas  
Teresa E. Covas  
501 Lake Hinsdale Drive 204  
Hinsdale, IL 60521

**Tax Parcel ID#**  
18-04-209-013-1109, 18-04-  
209-013-1110, 18-04-209-013-  
1199, 18-04-209-013-1063,  
18-04-209-013-1200 *Rec 15-*  
*7903764701*

*58256021-2245448*

## QUITCLAIM DEED

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

By: *Thomas F. Covas*, date *9/6/13*  
THOMAS F. COVAS

Dated this *06<sup>th</sup>* day of *September*, 20*13* WITNESSETH, that, THOMAS F. COVAS, TRUSTEE OF THE THOMAS F. COVAS TRUST DATED OCTOBER 25, 2006, 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 THOMAS F. COVAS and TERESA E. COVAS, Husband and Wife, as tenants by the entirety, residing at 501 Lake Hinsdale Drive 204, Hinsdale, IL 60521, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 1 North Beacon Place # 611, La Grange, IL 60525, 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: 18-04-209-013-1109, 18-04-209-013-1110, 18-04-209-013-1199,  
18-04-209-013-1063, 18-04-209-013-1200

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

When Recorded Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117

S *Y*  
P *5/99*  
S *N*  
M *N*  
SC *Y*  
E *Y*  
INT *97*

UNOFFICIAL COPY

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: Thomas F. Covas Trustee  
THOMAS F. COVAS, TRUSTEE OF THE  
THOMAS F. COVAS TRUST DATED  
OCTOBER 25, 2006

STATE OF ILLINOIS )  
COUNTY OF Cook ) ss.

I, Michael R. Smith, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that THOMAS F. COVAS, TRUSTEE OF THE THOMAS F. COVAS TRUST DATED OCTOBER 25, 2006, personally known to me to be the same person(s) whose name(s) 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.

Given under my hand official seal this 06<sup>th</sup> day of September, 2013.

Michael R. Smith  
Notary Public  
My commission expires: 11/15/2014



# 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 September 06<sup>th</sup>, 2013. Signature: Thomas F. Covas - Trustee  
Grantor or Agent

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
by the said, Grantor  
this 06<sup>th</sup> day of September, 2013.

Notary Public: Michael R Smith



The GRANTEE 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 September 06<sup>th</sup>, 2013. Signature: Thomas F. Covas  
Grantee or Agent

Signature: Thomas F. Covas  
Grantee or Agent

Subscribed and sworn to before me  
by the said, Grantee  
this 06<sup>th</sup> day of September, 2013.

Notary Public: Michael R Smith



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.)

# UNOFFICIAL COPY

## AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

Tomas Covas, being duly sworn on oath, states that he/she resides at: 1 N Beacon Plaza 611, La Grange, IL 60525 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

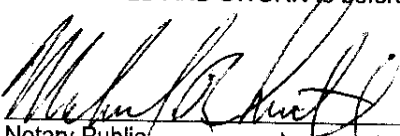
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of 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.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements 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 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 impressed 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 easements 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.

  
 Thomas Covas

SUBSCRIBED AND SWORN to before me this 06<sup>th</sup> day of September, 2013, Thomas Covas

  
 Notary Public  
 My commission expires: 11/15/2014



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

The following described property:

Land Situated in the County of Cook in the State of IL

Parcel 1: Unit number(s) 611, P-31 and P-32, and S-31 and S-32 in Beacon Place Condominium, as delineated on a Plat of Survey of Part of the North Half of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "B" to the Declaration of Condominium recorded June 9, 2003 as Document Number 0316031053; together with its undivided percentage interest in the common elements.

Parcel 2: A non-exclusive easement for the benefit of Parcel 1 as created by Declaration of Easement and Restrictions recorded August 31, 2001 as Document 0010810389 for the purpose of vehicular and pedestrian access, passage, and for ingress and egress to and from adjacent and public roads, which plat of survey is attached as Exhibit "B" to the Declaration of Condominium recorded June 9, 2003 as Document Number 0316031053; together with its undivided percentage interest in the common elements.

Being the same property conveyed By Deed from Thomas F. Covas and Teresa E. Covas, Husband and Wife, to Thomas F. Covas, Trustee of The Thomas F. Covas Trust dated October 25, 2006, Dated December 19, 2006, Recorded December 28, 2006, as Document Number 0636218039.

Parcel ID: 18-04-209-013-1109, 18-04-209-013-1110, 18-04-209-013-1199,  
18-04-209-013-1063, 18-04-209-013-1200

Commonly known as: 1 North Beacon Place # 611, La Grange, IL 60525.



\*U04290145\*

1632 9/16/2013 79037647/1