

# UNOFFICIAL COPY



Doc#: 1329644090 Fee: \$60.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/23/2013 04:10 PM Pg: 1 of 12

AFTER RECORDING RETURN TO:  
DOCUMENT PROCESSING SOLUTIONS, INC.  
590 W. LAMBERT RD.  
BREA, CA 92821

Return to: First American Title-Irvine, 200 Commerce, Irvine, CA 92602.

Tax Parcel No: 17-16-109-027-1459 and 17-16-109-027-1237

## WARRANTY DEED

DAVID P. THOMAS and AMY THOMAS, husband and wife, whose mailing address is 2933 Center St, Soquel, CA 95073 (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 DAVID P. THOMAS, married, whose address is 2933 Center St, Soquel, CA 95073, as his sole and separate property, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Property Address: 210 S Des Plaines St #1811, Chicago, IL 60661

### PARCEL 1:

Unit Number 1811 and P-90 in the Edge Lofts and Tower Condominium as delineated on a survey of the following described real estate: Lots 5, 6, 7, 8, and 9 in Block 22 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the Declaration of the Condominium recorded as Document Number 0430327071, as amended together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

### PARCEL 2:

Easements for the benefit of Parcel 1 ingress, egress, use and enjoyment as created by and set forth in the Declaration of Covenants, Conditions, Restriction and Easements for the Edge Lofts and Tower, recorded as Document Number 0430327070.

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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 # 17515**

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Tax ID #: 17-16-109-027-1459 and 17-16-109-027-1237

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 21 day November, 2012.

  
\_\_\_\_\_  
DAVID P. THOMAS (Seal)

  
\_\_\_\_\_  
AMY THOMAS (Seal)

City of Chicago  
Dept. of Finance  
**654686**



Real Estate  
Transfer  
Stamp

10/23/2013 15:44  
dr00764

**\$0.00**

Batch 7,227,172

STATE OF ILLINOIS }  
COUNTY OF \_\_\_\_\_ } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, DAVID P. THOMAS, is personally known to me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person,

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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 # 17515**

# UNOFFICIAL COPY

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 \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public

My commission expires:

*SEE ATTACHED NOTARY CERTIFICATE*

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: 11/21/12

Signature of Grantor:

  
\_\_\_\_\_  
DAVID P. THOMAS

STATE OF ILLINOIS                    }  
COUNTY OF \_\_\_\_\_            } ss:

I, the undersigned, a Notary Public in and of said County in the State aforesaid, DO HEREBY CERTIFY THAT, AMY THOMAS, is personally known to me 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 \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public

My commission expires:

*SEE ATTACHED NOTARY CERTIFICATE*

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 # 17515**

# UNOFFICIAL COPY

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: 11/21/12

Signature of Grantor: \_\_\_\_\_

  
AMY THOMAS

Property of Cook County Clerk's Office

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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 # 17515**

# UNOFFICIAL COPY

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Santa Cruz

On November 21, 2012 before me, JO ANN HILL, Notary Public  
(Here insert name and title of the officer)

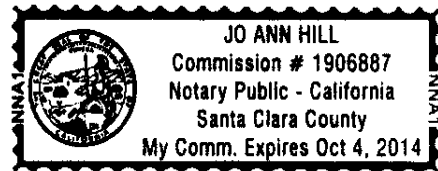
personally appeared DAVID P. THOMAS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jo Ann Hill  
Signature of Notary Public



(Notary Seal)

### ADDITIONAL OPTIONAL INFORMATION

**DESCRIPTION OF THE ATTACHED DOCUMENT**

WARRANTY DEED  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages 41 Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional information)

#### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)  
 Corporate Officer  
 \_\_\_\_\_  
 (Title)  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

**UNOFFICIAL COPY****CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT**

State of California

County of SANTA CRUZOn November 21, 2012 before me, JO ANN HILL, Notary Public

(Here insert name and title of the officer)

personally appeared DAVID P. THOMAS AND AMY THOMAS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

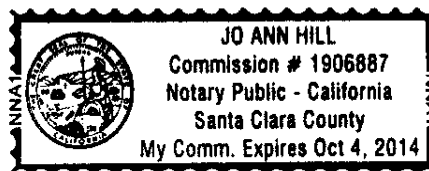
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

Jo Ann Hill

(Notary Seal)

**ADDITIONAL OPTIONAL INFORMATION****DESCRIPTION OF THE ATTACHED DOCUMENT**WARRANTY DEEDS

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 4 Document Date \_\_\_\_\_

(Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

- Individual (s)  
 Corporate Officer

(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

**INSTRUCTIONS FOR COMPLETING THIS FORM**

Any acknowledgment completed in California must contain verbiage exactly as appears above in the primary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

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  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

# UNOFFICIAL COPY

## CALIFORNIA JURAT CERTIFICATE

State of California

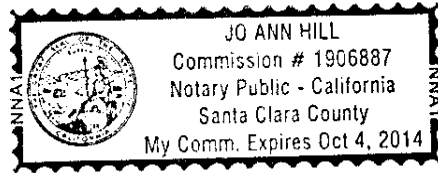
County of Santa Cruz

Subscribed and sworn to (or affirmed) before me on this 21 day of November  
20 12 by DAVID P. THOMAS

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
Signature of Notary Public



(Notary Seal)

### OPTIONAL INFORMATION

*The jurat contained within this document is in accordance with California law. Any affidavit subscribed and sworn to before a notary shall use the preceding wording or substantially similar wording pursuant to Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. The seal and signature cannot be affixed to a document without the correct notarial wording. As an addition, if option an affiant can produce an affidavit on the same document as the notarial certificate wording to eliminate the use of additional documentation.*

#### DESCRIPTION OF ATTACHED DOCUMENT

PIAT AOC AFFIDAVIT  
(Title of document)

Number of Pages 1 (Including jurat)

Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional Information)

#### CAPACITY CLAIMED BY THE SIGNER

- Individual
- Corporate Officer
- Partner
- Attorney-in-Fact
- Trustee
- Other: \_\_\_\_\_

**UNOFFICIAL COPY****CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT**

State of California

County of Santa CruzOn November 21, 2012 before me,JO ANN HILL, Notary Public  
(Here insert name and title of the officer)personally appeared AMY THOMAS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

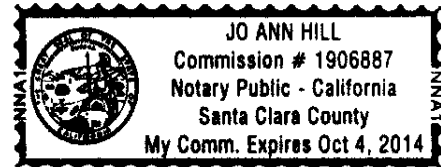
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

Jo Ann Hill

(Notary Seal)

**ADDITIONAL OPTIONAL INFORMATION****DESCRIPTION OF THE ATTACHED DOCUMENT**WARRANTY DEED

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 4 Document Date \_\_\_\_\_

(Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

- Individual (s)  
 Corporate Officer  
 \_\_\_\_\_  
 (Title)  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

**INSTRUCTIONS FOR COMPLETING THIS FORM**

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  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



**UNOFFICIAL COPY****CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT**

State of California

County of SANTA CRUZOn NOVEMBER 21, 2014 before me, JO ANN HILL, Notary Public  
(Here insert name and title of the officer)personally appeared DAVID P. THOMAS

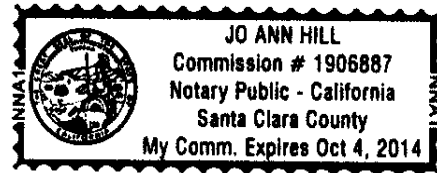
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

**ADDITIONAL OPTIONAL INFORMATION****INSTRUCTIONS FOR COMPLETING THIS FORM**

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

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- Securely attach this document to the signed document

**DESCRIPTION OF THE ATTACHED DOCUMENT**SURVEY AFFIDAVIT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date \_\_\_\_\_

(Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

- Individual (s)  
 Corporate Officer

(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

# UNOFFICIAL COPY

## CALIFORNIA JURAT CERTIFICATE

State of California

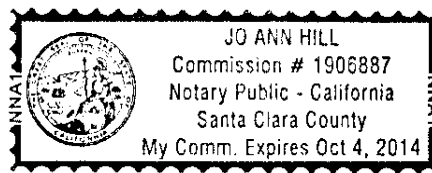
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 21 day of November  
20 12 by DAVID P. THOMAS

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
Signature of Notary Public



(Notary Seal)

### OPTIONAL INFORMATION

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#### DESCRIPTION OF ATTACHED DOCUMENT

OWNER'S AFFIDAVIT  
(Title of document)

Number of Pages 1 (Including jurat)

Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional Information)

#### CAPACITY CLAIMED BY THE SIGNER

- Individual
- Corporate Officer
- Partner
- Attorney-in-Fact
- Trustee
- Other: \_\_\_\_\_

**UNOFFICIAL COPY**

Form No. 3301 (01/08)  
Short Form Commitment

ORDER NO:  
FILE NO:  
CUSTOMER REF:

9904-4173514  
9904-4173514

**Exhibit "A"**

Real property in the City of **CHICAGO**, County of **COOK**, State of **Illinois**, described as follows:

**PARCEL 1:**

**UNIT NUMBER 1811 AND P-90 IN THE EDGE LOFTS AND TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5, 6, 7, 8, AND 9 IN BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0430327071, AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**EASEMENTS FOR THE BENEFIT OF PARCEL 1 INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION AND EASEMENTS FOR THE EDGE LOFTS AND TOWER, RECORDED AS DOCUMENT NUMBER 0430327070.**

APN #: **17-16-109-027-1459 and 17-16-109-027-1237**

Commonly known as: **210 S DES PLAINES ST #1811, CHICAGO, IL 60661**

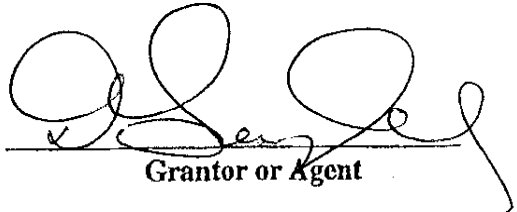
PROPERTY OF COOK COUNTY CLERK'S OFFICE

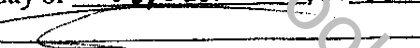
# UNOFFICIAL COPY

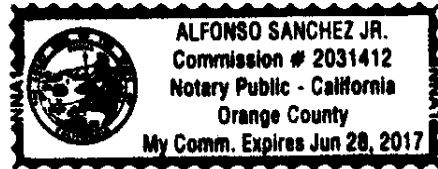
## STATEMENT BY GRANTOR AND GRANTEE

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 10-13, 2013

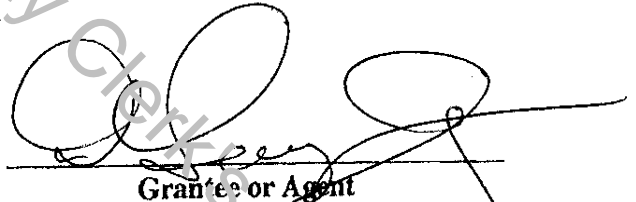
Signature:   
Grantor or Agent


Subscribed and sworn to before me  
By the said Dalia Gonzalez  
This 7 day of October, 2013  
Notary Public 

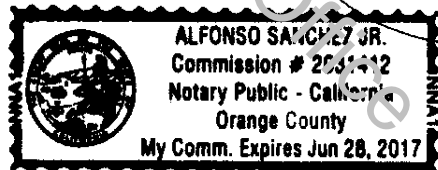


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10/13 /, 2013

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Dalia Gonzalez  
This 7 day of October, 2013  
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.)