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Doc#: 1332429112 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/20/2013 04:08 PM Pg: 1 of 7

Prepared By: Deeds on Demand, PC, 5029 Corporate Woods Drive, Ste 225-A, Virginia Beach, VA 23462

Mail Tax Statement to: 2509 Arlingdale Dr., Palatine, IL 60067

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

Permanent Real Estate Index Number: 02-28-400-038-0000

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

WARRANTY DEED

Geraldine L. Seaman and Michael G. Seaman, husband and wife, whose mailing address is 2509 Arlingdale Drive, Palatine, IL 60067, (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 GERALDINE L. SEAMAN, Trustee of the GERALDINE L. SEAMAN REVOCABLE TRUST dated October 26, 1994, as amended, whose address is 2509 Arlingdale Drive, Palatine, IL 60067, in fee simple, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 15 in Block 1 in Highland and Meadows, being a subdivision of parts of the Southwest 1/4 of Section 27 and the Southeast 1/4 of Section 28, and part of Lot 1 in Geisler's Subdivision, all in Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded November 21, 1978 as Document 24731265, in Cook County, Illinois.

Being the same property conveyed to Grantor by deed dated recorded in _____, in the Office of the County Recorder, Cook County, State of Illinois.

Property Address: 2509 Arlingdale Drive, Palatine, IL 60067.

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

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.deedsondemand.com/terms-of-service.aspx), 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 # 28477**

7 pages

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I/we have read and accept this Invoice, Disclosure and Agreement and have reviewed and accept the documents prepared for the above referenced closing:

Geraldine L. Seaman

By: Geraldine L. Seaman

Michael G. Seaman

By: Michael G. Seaman

Geraldine L. Seaman

By: Geraldine L. Seaman

Property of Cook County Clerk's Office

Prepared by Deals on Demand, P.C. ("DOD") 5029 Corporate Woods Drive, Suite 227-A, Virginia Beach, VA 23462. DOD prepared the documents referenced in this Invoice, however, DOD was neither requested to nor did it perform a title examination of the subject property and makes no opinion, representation or warranty as to the quality of title. Client and Settlement Agent agree they have read, understand, agree with, and accept the terms of this Invoice, the attached documents, and the DOD Terms and Conditions of Use. Any and all claims, lawsuits or other legal actions arising from any attorney-client relationship between DOD and Client is strictly limited to the preparation of the information listed in this Invoice. Order # 28477

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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 25 day September, 2013.

Geraldine L. Seaman (Seal)
GERALDINE L. SEAMAN

Michael G. Seaman (Seal)
MICHAEL G. SEAMAN

STATE OF ILLINOIS |
COUNTY OF Cook | ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, GERALDINE L. SEAMAN, 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 25, September, 2013.

Bobbie Brown-Daciolas
Notary Public
My commission expires: 3/15/15



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.deedsondemand.com/terms_of_service.aspx), 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 # 28477

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STATE OF ILLINOIS
COUNTY OF Cook ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, MICHAEL G. SEAMAN, 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 25, September, 2013.

Bobbie Brown-Daciolas
Notary Public
My commission expires:



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 4 Section 4, Real Estate Transfer Act

Signature of Grantor: Geraldine L. Seaman
GERALDINE L. SEAMAN
Michael G. Seaman
MICHAEL G. SEAMAN

Date:

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.deedsondemand.com/terms-of-service.aspx), 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 # 28477**

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Bobbie Brown - all being duly sworn on oath, states that the later signed resides at Cook County, Illinois. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions 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 parcels of land between owners of adjoining and contiguous land.
5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance 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. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-313, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that They makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Michael G. Anderson

SUBSCRIBED and SWORN to before me

Bobbie Brown

this 25 day of September, 2013.

Bobbie Brown - all



Exhibit "A"

Real property in the City of **Palatine**, County of **Cook**, State of **Illinois**, described as follows:

LOT 15 IN BLOCK 1 IN HIGHLAND AND MEADOWS, BEING A SUBDIVISION OF PARTS OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SOUTHEAST 1/4 OF SECTION 28, AND PART OF LOT 1 IN GEISLER'S SUBDIVISION, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1978 AS DOCUMENT 24731265, IN COOK COUNTY, ILLINOIS.

APN #: **02-28-400-038-0000**

Commonly known as: 2509 Arlingdale Drive, Palatine, IL 60067

Property of Cook County Clerk's Office

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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 25, September, 2013

Signature: X Michael G. Aramian
Grantor or Agent

Subscribed and sworn to before me

By the said Michael G. Aramian
This 25, day of September, 2013
Notary Public Bobbie Brown-Daciolas



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 25, September, 2013

Signature: X Michael G. Aramian
Grantee or Agent

Subscribed and sworn to before me

By the said Michael G. Aramian
This 25, day of September, 2013
Notary Public Bobbie Brown-Daciolas



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.)