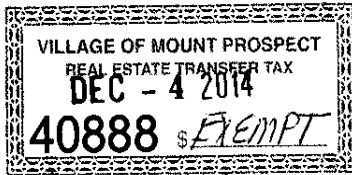


UNOFFICIAL COPY



Doc#: 1435134066 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/17/2014 01:21 PM Pg: 1 of 6



Prepared By: Daniel Morris, Esq., Deeds on Demand, PC  
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Mail Tax Statement to: Ross J. McCormick and Rebecca McCormick  
420 S. Pine Street, Mount Prospect, IL 60056-3724

Return to: NationalLink, 100 Corporate Center Drive, Suite 300, Moon Township, PA 15108  
Permanent Real Estate Index Number: 08-12-300-030-0000

L168476

### QUITCLAIM DEED

ROSS J. MCCORMICK and REBECCA MCCORMICK who acquired title as REBECCA UTES, now husband and wife, whose mailing address is 420 S. Pine Street, Mount Prospect, IL 60056-3724 (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 QUITCLAIM unto ROSS J. MCCORMICK and REBECCA MCCORMICK, husband and wife, not as joint tenants or tenants in common but by tenants by the entireties, whose address is 420 S. Pine Street, Mount Prospect, IL 60056-3724, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 24, in Block 4, in Prospect Park Subdivision No. 1, being a subdivision of the West 1/2 of the North 60 rods of the Southwest 1/4 of Section 12, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property as conveyed to Ross J. McCormick and Rebecca Utes, as described in Warranty Deed dated March 13, 2003, recorded June 4, 2003, in the Office of the County Recorder for Cook County, Illinois, in Document No. 0315514055.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, 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](http://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 # 40762**

\$40.00

4 pages

## UNOFFICIAL COPY

Property Address: 420 S. Pine Street, Mount Prospect, IL 60056-3724

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.


IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 10TH day  
Nov, 20 14.

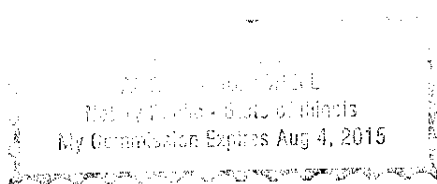
 (Seal)  
ROSS J. MCCORMICK

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, ROSS J. MCCORMICK, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of 10 NOV, 20 14.

  
\_\_\_\_\_  
Notary Public  
My Commission expires:



Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, 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](http://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 # 40762**

## UNOFFICIAL COPY

REBECCA MCCORMICK AKA REBECCA UTES (Seal)

REBECCA MCCORMICK who acquired title as  
REBECCA UTES

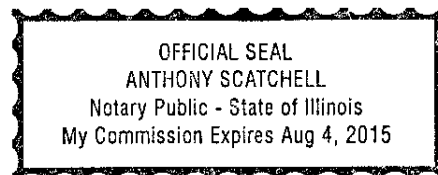
STATE OF ILLINOIS }  
COUNTY OF } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, REBECCA MCCORMICK who acquired title as REBECCA UTES, is personally known to me to be the same person whose name 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 10 NOV, 2014.

[Signature]  
Notary Public

My Commission expires: 8/4/15



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:

Signature of Grantor: [Signature]

ROSS J. MCCORMICK

REBECCA MCCORMICK AKA REBECCA UTES  
REBECCA MCCORMICK who acquired title as  
REBECCA UTES

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, 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](http://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 # 40762**

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

State of Pennsylvania

} SS.

County of Allegheny

Ross J McCormick and

Alyssa Hawley, being duly sworn on oath, states that Rebecca McCormick resides at 420 S Pine St. Mount Prospect, IL 60056. 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 or 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. 80-318, 1 eff. October 1, 1977.

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

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

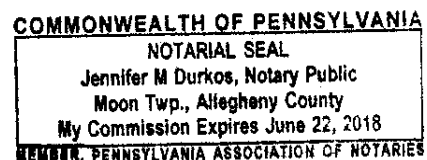
Alyssa Hawley

SUBSCRIBED and SWORN to before me

this 11 day of December, 2014.

Jocelyn M. Fiedorczyk  
Jocelyn M. Fiedorczyk

Jennifer M. Durkos  
Jennifer M. Durkos



# UNOFFICIAL COPY

## Exhibit "A" Legal Description

All that certain parcel and land situated in the County of COOK, State of ILLINOIS, being known and designated as follows:

LOT 24 IN BLOCK 4 IN PROPECT PARK SUBDIVISION NO. 1, BEING A SUBDIVISION OF THE WEST ½ OF THE NORTH 60 RODS OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

"COMMONLY KNOWN AS: 420 S PINE ST, MOUNT PROSPECT, IL 60056"

Being the same property as conveyed from STEVE R. SUBBERLY AND MARY JO CUBBERLY, HUSBAND AND WIFE to ROSS J. MCCORMICK AND REBECCA UTES (REBECCA UTES) AS JOINT TENANTS as described in WARRANTY DEED, Dated 03/13/2003, Recorded 06/04/2003, in Official Records IN DOCUMENT NO. 0315514055.

Tax/Parcel ID: 08-12-300-030-0000

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 and hold title to real estate under the laws of the State of Illinois.

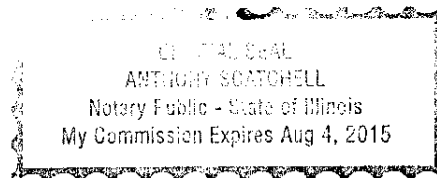
Dated: 11/17, 2014

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said ROSS J M. McCormick & Rebecca McCormick this 10 day of Nov, 2014.

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 and hold title to real estate under the laws of the State of Illinois.

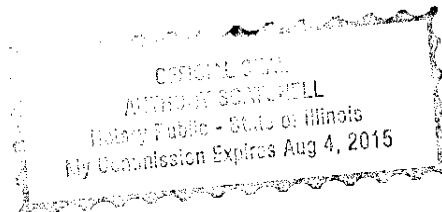
Dated: 11/10, 2014

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said Rebecca McCormick AKA Rebecca Utes this 10 day of Nov, 2014.

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]