



Doc#: 151129095 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/21/2015 04:17 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: Opalyn L. Herman, Henry L. Herman and Nina Herman
5220 North Cicero Avenue, Chicago, IL 60630

Return to: Title 365-Coraopolis ⁴⁰⁰ Rouser Road, Building ^{3 5th Floor} ~~2~~, Suite ~~201~~, Coraopolis, PA 15108

Permanent Real Estate Index Number: 13-09-227-044-0000

QUITCLAIM DEED

(5106-56)
BOX 162

ROBERT L. HERMAN and OPALYN L. HERMAN, husband and wife, and HENRY L. HERMAN, now married, whose mailing address is 5220 North Cicero Avenue, Chicago, IL 60630 (the "Grantor"), for valuable consideration in the amount of Zero Dollars (\$0.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto OPALYN L. HERMAN, married, HENRY L. HERMAN, married, and NINA HERMAN, single, all together as joint tenants with rights of survivorship, whose address is 5220 North Cicero Avenue, Chicago, IL 60630, hereinafter, "Grantee", the following described real estate situated in the City of Chicago, County of Cook, in the State of Illinois, to-wit:

Lot 22 in Elmore's Forest Gardens, being a subdivision of Lots 1, 2 and 3 in the subdivision of the East 35 63/100 acres of the Northeast Fractional Quarter of Fractional Section 9, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Being the same property conveyed to the Grantor herein by Quit Claim Deed recorded in Document # 1113133022, in the Office of the County Recorder for Cook County, State of Illinois.

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), 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 # 43246**


CCRD REVIEWER

UNOFFICIAL COPY

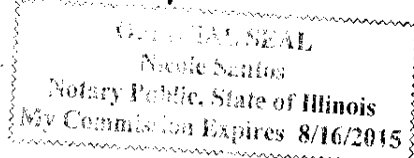
OPALYN L. HERMAN (Seal)
OPALYN L. HERMAN

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, OPALYN L. HERMAN, 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 April 1, 2015.

[Signature]
Notary Public
My Commission expires: 8/16/15



Henry L. Herman (Seal)
HENRY L. HERMAN

City of Chicago
Dept. of Finance
686060



Real Estate
Transfer
Stamp
\$0.00
Batch 9,721,186

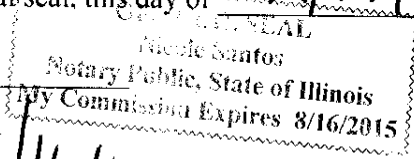
STATE OF ILLINOIS }
COUNTY OF Cook } ss:

4/1/2015 14.06
dr00764

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, HENRY L. HERMAN, 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 April 1, 2015.

[Signature]
Notary Public
My Commission expires: 8/16/15



Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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Property Address: 5220 North Cicero Avenue, Chicago, IL 60630

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.

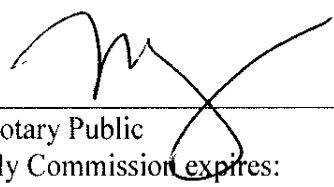
IN WITNESS WHEREOF, this deed was executed by the Grantor this the 1st day of April, 2015.

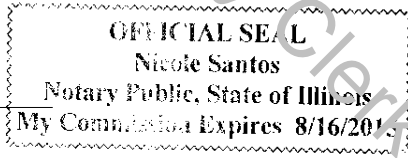
 (Seal)
ROBERT L. HERMAN

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, ROBERT L. HERMAN, 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 April 1, 2015.


Notary Public
My Commission expires:



Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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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: 4/11/15

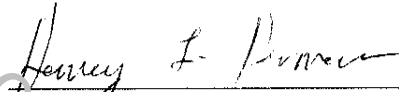
Signature of Grantor:



 ROBERT L. HERMAN



 OPALYN L. HERMAN



 HENRY L. HERMAN

Property of Cook County Clerk's Office

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Henry L. Herman, Nina Herman,
Nina Herman, Opalyn L.
Herman, Robert Herman

Samantha Messersmith, being duly sworn on oath, states that _____ resides at 5220 N. Cicero Ave, Chicago, IL 60630. 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. 80-318, 1 eff. October 1, 1977.

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

Henry L. Herman, Nina Herman, Nina Herman, Opalyn L. Herman, Robert Herman
Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Samantha Messersmith

SUBSCRIBED and SWORN to before me

this 16 day of April, 2015.
M B

NOTARIAL SEAL
MARK BAUWIN
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Dec 14, 2015

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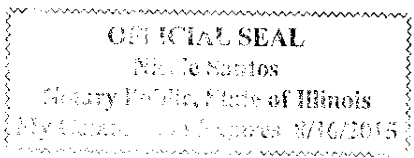
STATEMENT BY GRANTOR AND GRANTEE

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 April 1, 2015

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Robert Herman
This 1st day of April, 2015
Notary Public [Signature]

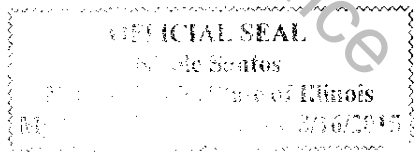


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 1, 2015

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Robert L. Herman
This 1st day of April, 2015
Notary Public [Signature]



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.)