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Doc#: 1532117001 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/17/2015 08:37 AM Pg: 1 of 5

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

Mail Tax Statement to:
Deborah Ann Farrier-Lane, 1100 Holbrook, Unit I, Homewood, IL 60430

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

Permanent Real Estate Index Number: 32-08-200-009-1048

WARRANTY DEED

DEBORAH ANN FARRIER-LANE formerly known as DEBORAH A. FARRIER, married, whose mailing address is 1100 Holbrook, Unit I, Homewood, IL 60430, (the "Grantor") for valuable consideration in the amount of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, does hereby convey and warrant unto DEBORAH ANN FARRIER-LANE, married, in fee simple, whose address is 1100 Holbrook, Unit I, Homewood, IL 60430, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Unit 3-N3 as delineated on survey of the following described parcel of real estate (hereinafter referred to as Parcel): Lot 1 in Butterfield Subdivision, being a Subdivision of that part of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 35 North, Range 14, East of the Third Principal Meridian, described as follows:

The West 900 feet of the East 925 feet of the South 183 feet and that part lying South of Butterfield Creek and West of the East 925 feet, excepting therefrom the West 250 feet; which survey is attached as Exhibit "A" to Declaration of Condominium made by the Exchange National Bank of Chicago, as Trustee under Trust Number 26522 and filed in the Office of the Registrar of Titles as Document LR 2723065, together with its undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof, as defined and set forth in said Declaration and Survey), in Cook County, Illinois.

Being the same property conveyed from Shawn Nussbaum and Carrie Nussbaum, a/k/a Carrie L. Nussbaum and Carrie Lynn Nussbaum, husband and wife to Deborah A. Farrier by deed dated

Yes
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N
N
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Yes
N

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April 28, 2010 and recorded May 20, 2010 as Document Number 1014067014, in the Office of the County Recorder of Cook County, Illinois.

Property Address: 1100 Holbrook, Unit 1, Homewood, IL 60430

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 4 day November, 20 15.

Deborah Ann Farrier-Lane (Seal)
DEBORAH ANN FARRIER-LANE
formerly known as DEBORAH A. FARRIER

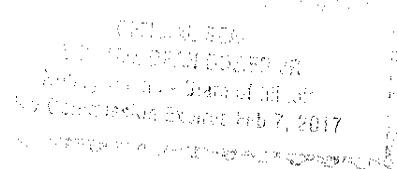
personally known as Deborah A. F.

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, DEBORAH ANN FARRIER-LANE formerly known as DEBORAH A. FARRIER, 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 November 4, 20 15.

[Signature]
Notary Public
My Commission expires: 2/7/17



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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 31.45, Property Tax Code.

Date: 11/4/15

Signature of Grantor:

DEBORAH ANN FARRIER-LANE formerly known as DEBORAH A. FARRIER

formerly known as AS
Dush...

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 11/4/15, 2015

Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me
By the said Deborah A. Farmer-Lane
This 4 day of November, 2015
Notary Public [Handwritten Signature]

formally known AS
[Handwritten Signature]
WILLIAM DEAN DODD JR.
Notary Public - State of Illinois
My Commission Expires Feb 7, 2017

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 11/4/15, 2015

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me
By the said Deborah A. Farmer-Lane
This 4 day of November, 2015
Notary Public [Handwritten Signature]

formally known AS
[Handwritten Signature]
WILLIAM DEAN DODD JR.
Notary Public - State of Illinois
My Commission Expires Feb 7, 2017

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.)

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PLAT ACT AFFIDAVIT

State of ~~MISS~~ PA

} SS.

County of Allegheny

Samantha Messersmith being duly sworn on oath, states that Deborah Ann Farrier-Lane resides at 1100 Holbrook, Unit 1, Homewood, IL 60430 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.

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

[Signature]

SUBSCRIBED and SWORN to before me

this 9 day of November, 2015.

[Signature]

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