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Doc#: 1600617001 Fee: \$46.25
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 01/06/2016 08:20 AM Pg: 1 of 4

File Number: 1565557

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
Avenue 365 Lender Services
401 Plymouth Road, Ste 550
Plymouth Meeting, PA 19462

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois
MAF 12-21-15

Mail Tax Statements To: **Douglas Ashby, Co-Trustee, Suzanne Ashby, Co-Trustee and
Stephen Anthony Ashby, 1911 Newcastle Avenue, Westchester, IL 60154**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15 21 316 003 0000

QUITCLAIM DEED

**DOUGLAS ASHBY, CO-TRUSTEE OF THE DOUGLAS ASHBY AND SUZANNE ASHBY
REVOCABLE JOINT TRUST DATED MARCH 4, 2015, and SUZANNE ASHBY, CO-
TRUSTEE, OF THE DOUGLAS ASHBY AND SUZANNE ASHBY REVOCABLE JOINT
TRUST DATED MARCH 4, 2015, whose mailing address is 1911 Newcastle Avenue,
Westchester, IL 60154, hereinafter grantors, for \$10.00 in consideration paid, grant and quitclaim
to DOUGLAS ASHBY, CO-TRUSTEE OF THE DOUGLAS ASHBY AND SUZANNE
ASHBY REVOCABLE JOINT TRUST DATED MARCH 4, 2015 and SUZANNE ASHBY,
CO-TRUSTEE, OF THE DOUGLAS ASHBY AND SUZANNE ASHBY REVOCABLE
JOINT TRUST DATED MARCH 4, 2015 and STEPHEN ANTHONY ASHBY hereinafter
grantees, whose tax mailing address is 1911 Newcastle Avenue, Westchester, IL 60154, with
quitclaim covenants, all right, title, interest and claim to the following land in the following real
property:**

**LOT 182 IN GEORGE F. NIXON AND CO'S FAIRVIEW ADDITION TO
WESTCHESTER, A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF
SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL**

S 4/20
P 4/20
S 4/20
M 4/20
SO 4/20
E 4/20
INT 4/20

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MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PREMISES CONVEYED UNTO SOFIJA BAGINSKIS, STANLEY BAGINSKIS AND ELIZABETH KURSITIS, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON, WITH RIGHT OF SURVIVORSHIP, BY VIRTUE OF DEED FROM S. STEVEN C. LIPKE AND JENNY L. LIPKE, HIS WIFE DATED APRIL 7, 1986, RECORDED APRIL 10, 1986 IN INSTRUMENT NO. 86136911, COOK COUNTY, IL.

Being the same premises conveyed unto DOUGLAS ASHBY AND SUZANNE ASHBY, AS TENANTS BY THE ENTIRETY, by virtue of Deed from ELIZABETH KURSITIS, A MARRIED WOMAN, STANLEY BAGINSKIS, A MARRIED MAN AND SOFIJA BAGINSKIS, A WIDOW dated April 29, 2014, recorded May 20, 2014 in DOC# 1414035199, Cook County, IL.

Being the same premises conveyed unto DOUGLAS ASHBY AND SUZANNE ASHBY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT TENANTS IN COMMON, by virtue of Deed from DOUGLAS ASHBY AND SUZANNE ASHBY, AS TENANTS BY THE ENTIRETY dated July 16, 2014, recorded August 18, 2014 in DOC# 1423045043, Cook County, IL.

BEING THE SAME PREMISES CONVEYED UNTO DOUGLAS ASHBY AND SUZANNE ASHBY, AS CO-TRUSTEES OF THE DOUGLAS ASHBY AND SUZANNE ASHBY REVOCABLE JOINT TRUST DATED MARCH 4, 2015, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF DEED FROM DOUGLAS ASHBY AND SUZANNE ASHBY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT TENANTS IN COMMON DATED MARCH 4, 2015, RECORDED MARCH 25, 2015 IN INSTRUMENT NO. 1508439051, COOK COUNTY, IL.

PARCEL ID: 15-21-316-003-0000

Property Address is: 1911 Newcastle Avenue, Westchester, IL 60154

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **1508439051**

Executed by the undersigned on 10/30, 2015:

Douglas Ashby Co-Trustee

DOUGLAS ASHBY, CO-TRUSTEE OF THE DOUGLAS ASHBY AND SUZANNE ASHBY REVOCABLE JOINT TRUST DATED MARCH 4, 2015

Suzanne Ashley

SUZANNE ASHBY, CO-TRUSTEE, OF THE DOUGLAS ASHBY AND SUZANNE ASHBY REVOCABLE JOINT TRUST DATED MARCH 4, 2015

STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before me on October 30, 2015 by **DOUGLAS ASHBY, CO-TRUSTEE OF THE DOUGLAS ASHBY AND SUZANNE ASHBY REVOCABLE JOINT TRUST DATED MARCH 4, 2015** and **SUZANNE ASHBY, CO-TRUSTEE, OF THE DOUGLAS ASHBY AND SUZANNE ASHBY REVOCABLE JOINT TRUST DATED MARCH 4, 2015** who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 10-30-15

[Signature]
Buyer, Seller or Representative

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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 land trust is either a natural person, and 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.

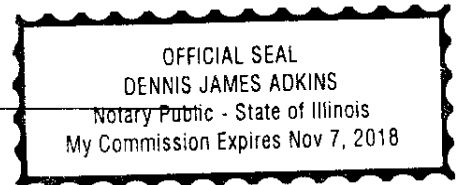
Dated Oct 30, 2015

Douglas Ashby co-trustee & Suzanne Ashby, co-trustee
Signature of Grantor or Agent

Subscribed and sworn to before

Me by the said Douglas Ashby co-trustee and Suzanne Ashby, co-trustee
this 30th day of October,
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 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.

Date Oct 30, 2015

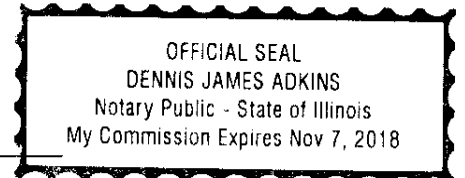
Douglas Ashby co-trustee, Suzanne Ashby, co-trustee
Signature of Grantee or Agent

STEPHEN ANTHONY BERRY

Subscribed and sworn to before

Me by the said Douglas Ashby co-trustee and Suzanne Ashby, co-trustee and Stephen Anthony Berry
This 30th day of October,
2015.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)