



Doc#: 1606915002 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2016 08:51 AM Pg: 1 of 5

After Recording Return To:
David S. Anderson &
Traci J. Anderson
616 S. Highland Avenue
Arlington Heights, IL 60005

This Instrument Prepared by:
Danielle A. Pinkston - Esq.
3200 West 81st Street, Unit 2
Chicago, IL 60652

Mail Tax Statements To:
David S. Anderson &
Traci J. Anderson
616 S. Highland Avenue
Arlington Heights, IL 60005

Ref.# AT-56050

Quitclaim Deed

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code

By: [Signature] [DATED December 3, 2015]
David Anderson a/k/a David S. Anderson

Dated this 3 day of December, 2015. WITNESSETH, that said DAVID ANDERSON a/k/a DAVID S. ANDERSON and TRACI ANDERSON a/k/a TRACI J. ANDERSON, husband and wife, of Cook County, Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby CONVEY and QUITCLAIM unto DAVID S. ANDERSON and TRACI J. ANDERSON, husband and wife, as tenants by the entirety, not as joint tenants, and not as tenants in common, GRANTEES, all the right, title interest in the following described real estate, being situated in the County of Cook, State of Illinois, and legally described as follows, to wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Assessor's Parcel No: 03-31-404-014-0000

Property Address: 616 S. Highland Avenue, Arlington Heights, IL 60005

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

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P 5/99
S N
M N
SC ✓
E ✓
INT gt

UNOFFICIAL COPY

IN TESTIMONY WHEREOF, WITNESS the signatures of the Grantors on the date first written above.

David Anderson AKA David S. Anderson
DAVID ANDERSON a/k/a DAVID S. ANDERSON

Traci Anderson aka Traci J. Anderson
TRACI ANDERSON a/k/a TRACI J. ANDERSON

STATE OF ILLINOIS)

COUNTY OF COOK)

I, MICHAEL F. SCOGLIETTI JR., a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that DAVID S. ANDERSON and TRACI J. ANDERSON, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand official seal this 7 day of DECEMBER, 2015.



Michael F. Scoglietti Jr.
Notary Public
My commission expires: 12/13/2016

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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Exhibit "A"

BEING ALL the tract or parcel of land, lying and being in the County of Cook and State of Illinois, legally described as follows:

LOT FORTY (40) IN H. ROY BERRY COMPANY'S LAUDYMONT TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 31 AND PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

The improvements thereon being known as 616 S. Highland Avenue, Arlington Heights, IL 60005

Tax ID#: 03-31-404-014-0000

BEING that property which, by Warranty Deed dated August 24, 1998, and recorded September 18, 1998, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 98833411, was granted and conveyed by OWEN S. BAXTER and IRMA S. BAXTER unto DAVID ANDERSON and TRACI ANDERSON aka DAVID S. ANDERSON and TRACI J. ANDERSON.

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

Dated 12/31/2015, 2015

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Amy Sussman
This 31st day of December, 2015
Notary Public [Handwritten Signature]

JENNIFER M. HALL
NOTARY PUBLIC - MARYLAND
CARROLL COUNTY
MY COMMISSION EXPIRES
JUNE 12, 2016

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 12/31/2015, 2015

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Amy Sussman
This 31st day of December, 2015
Notary Public [Handwritten Signature]

JENNIFER M. HALL
NOTARY PUBLIC - MARYLAND
CARROLL COUNTY
MY COMMISSION EXPIRES
JUNE 12, 2016

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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EXEMPT TRANSFERS

(Check the Appropriate Box)

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- A. Transfers of real property made prior to May 21, 1979 where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes or acquired by any international organization not subject to local taxes under applicable law; (Copy of IRS granting tax exempt status must be attached)
- C. Transfers in which the deed, assignment or other instrument of transfer secures debt or other obligation;
- D. Transfers in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;
Provided bankruptcy court docket number: _____;
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filling the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.