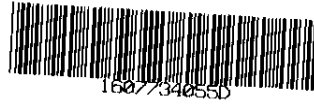


# UNOFFICIAL COPY

**After Recording Return to:**  
Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226



**Order Number:**  
61321720

**Doc#:** 1607734055 **Fee:** \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/17/2016 03:07 PM Pg: 1 of 5

**Instrument Prepared by:**  
Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No.  
6280331 - 3337881

**Mail Tax Statement To:**  
Steven Phillips and  
Thomas L. Potter  
6209 North Hermitage Avenue  
Chicago, IL 60660

**Tax Parcel ID#**  
14-06-210-006-0000

**When Recorded Return to:**  
Indecomm Global Services  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

## QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Steven Phillips, date 2/16/2016  
STEVEN PHILLIPS

Dated this 16<sup>th</sup> day of February, 2016. WITNESSETH, that, STEVEN PHILLIPS and THOMAS L. POTTER, a married couple, hereinafter referred to as "GRANTOR," whether one or more, 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, does hereby CONVEY and QUITCLAIM unto STEVEN PHILLIPS and THOMAS L. POTTER, Trustees or successor Trustee(s) of THE EDGEWATERGREYT'S TRUST DATED JULY 22, 2015, residing at 6209 North Hermitage Avenue, Chicago, IL 60660, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 6209 North Hermitage Avenue, Chicago, IL 60660, and legally described as follows, to wit:

The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Assessor's Parcel No: 14-06-210-006-0000

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

14-

# UNOFFICIAL COPY

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

By: Steven Phillips  
**STEVEN PHILLIPS**

By: Thomas L. Potter  
**THOMAS L. POTTER**

STATE OF Illinois

COUNTY OF Cook

ss.

I, Mark P. Titone, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **STEVEN PHILLIPS** and **THOMAS L. POTTER**, personally known to me to be the same person(s) whose name(s) 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 16<sup>th</sup> day of FEBRUARY 2016.



Mark P. Titone  
Notary Public **MARK P. TITONE**  
My commission expires: 11-13-2016

REAL ESTATE TRANSFER TAX		17-Mar-2016
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

14-06-210-006-0000 | 20160201666691 | 0-342-791-744

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		17-Mar-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

14-06-210-006-0000 | 20160201666691 | 0-692-295-232

# 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.

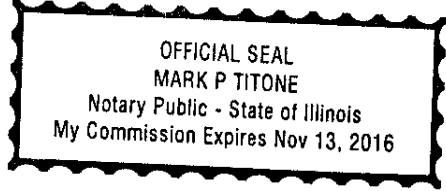
Dated 2-16, 2016.

Signature: Steven Phillips  
Grantor or Agent

Signature: Thomas L. Porter  
Grantor or Agent

Subscribed and sworn to before me by the said, STEVEN PHILLIPS and THOMAS L. PORTER this 16<sup>th</sup> day of FEBRUARY, 2016.

Notary Public: [Signature]



The GRANTEE 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 2-16, 2016.

Signature: Steven Phillips, TRUSTEE  
Grantee or Agent

Signature: Thomas L. Porter, Trustee  
Grantee or Agent

Subscribed and sworn to before me by the said, STEVEN PHILLIPS, Trustee and THOMAS L. PORTER, Trustee this 16<sup>th</sup> day of FEBRUARY, 2016.

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

## AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

COUNTY OF COOK)

ss

**STEVEN PHILLIPS**, being duly sworn on oath, states that he resides at 6209 N Hermitage Ave, Chicago, IL 60660 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is 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 land is between owners of adjoining and contiguous land.
5. The conveyance is 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 is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

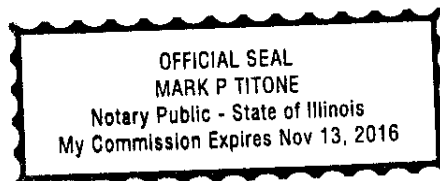
**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states 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, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Steven Phillips  
Steven Phillips

SUBSCRIBED AND SWORN to before me this 16<sup>th</sup> day of FEBRUARY, 2016.

[Signature]  
Notary Public  
My commission expires: 11-13-2016



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

The following described property:

Lot 3 in owner's resubdivision of Lot 14 and 15 in Block 14 in High Ridge, a subdivision in the North 1/2 of the Northeast 1/4 of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed By Deed from THOMAS L. POTTER, an unmarried man, and STEVEN PHILLIPS, an unmarried man, to STEVEN PHILLIPS and THOMAS L. POTTER, Trustees or successor Trustee(s) of THE EDGEWATERGREYT'S TRUST DATED JULY 22, 2015, Dated July 22, 2015, Recorded August 4, 2015 as Instrument Number 1521834080.

Further being the same property conveyed By Deed from STEVEN PHILLIPS and THOMAS L. POTTER, Trustees or successor Trustee(s) of THE EDGEWATERGREYT'S TRUST DATED JULY 22, 2015 to STEVEN PHILLIPS and THOMAS L. POTTER, a married couple, not as tenants in common but as joint tenants with rights of survivorship, Dated February 16, 2016 Recorded \_\_\_\_\_, as Instrument Number \_\_\_\_\_.

Parcel ID: 14-06-210-006-0000

Commonly known as: 6209 North Hermitage Avenue, Chicago IL 60660



\*U05714651\*

1632 2/25/2016 80233506/3