



Doc#: 1612015051 Fee: \$48.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2016 02:54 PM Pg: 1 of 5

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

Order Number:
61406877-3409951

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

Mail Tax Statement to:
Doris Simonian
3821 Ellington Avenue
Western Springs, IL 60558

Tax Parcel ID#
15-32-307-010-0000

①

QUITCLAIM DEED

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

By: *Doris Simonian, Trustee*, date *April 2, 2016*
DORIS SIMONIAN, TRUSTEE OF THE FREDERICK P. SIMONIAN REVOCABLE LIVING TRUST, UAD JUNE 29, 2005

Dated this *2nd* day of *April*, 20*16*, WITNESSETH, that, DORIS SIMONIAN, TRUSTEE of the FREDERICK P. SIMONIAN REVOCABLE LIVING TRUST, UAD June 29, 2005, as to a one-half undivided interest, and DORIS SIMONIAN, TRUSTEE of the DORIS SIMONIAN REVOCABLE LIVING TRUST, UAD May 6, 2003, as to a one-half undivided interest, 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 DORIS SIMONIAN, an unmarried woman, residing at 3821 Ellington Avenue, Western Springs, IL 60558, 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 3821 Ellington Avenue, Western Springs, IL 60558, 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: 15-32-307-010-0000

15-32-307-010-0000
When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

Yes
Yes
N
N
Yes
Yes
Yes

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

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.

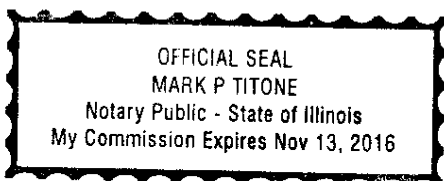
By: Doris Simonian, Trustee
DORIS SIMONIAN, TRUSTEE of the FREDERICK P. SIMONIAN REVOCABLE LIVING TRUST, UAD June 29, 2005

By: Doris Simonian, Trustee
DORIS SIMONIAN, TRUSTEE of the DORIS SIMONIAN REVOCABLE LIVING TRUST, UAD May 6, 2003

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 **DORIS SIMONIAN, TRUSTEE of the FREDERICK P. SIMONIAN REVOCABLE LIVING TRUST, UAD June 29, 2005, and DORIS SIMONIAN, TRUSTEE of the DORIS SIMONIAN REVOCABLE LIVING TRUST, UAD May 6, 2003,** 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 he/she/they signed, sealed and delivered the said instrument as his/her/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 2nd day of April 2016.



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

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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 4-2, 2016. Signature: Doris Simonian, Trustee
Grantor or Agent

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
by the said, DORIS SIMONIAN, Trustee,
this 2nd day of APRIL, 2016.



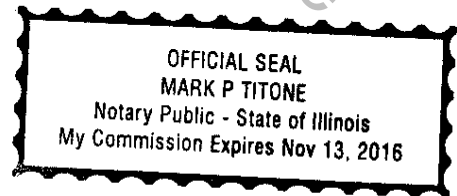
Notary Public: [Signature]

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 4-2, 2016. Signature: Doris Simonian
Grantee or Agent

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
by the said, DORIS SIMONIAN,
this 2nd day of APRIL, 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.)

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AFFIDAVIT – PLAT ACT

RECORDER OF Cook COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF Cook)

Doris Simonian, being duly sworn on oath, states that he/she resides at 3821 Ellington Avenue, Western Springs, IL 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 in to 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.

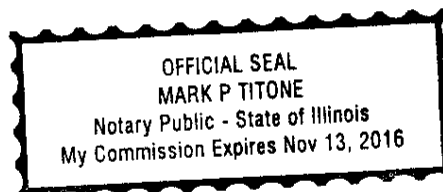
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he/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.

Doris Simonian
Doris Simonian

SUBSCRIBED AND SWORN to before me this 2nd day of April, 2016

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



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EXHIBIT A

LEGAL DESCRIPTION

The following described property:

Lots 1 and 2 (except the South 80.46 feet of Lots 1 and 2) in Block 1 in Resubdivision of Blocks 1 and 2 in Field Park, a subdivision of the West 5/8 of that part of the West 1/2 of Section 5, Township 38 North, Range 12, East of the Third Principal Meridian lying North of Chicago, Burlington and Quincy Railroad and that part of the East 1,638.7 feet of the West of the 1886.2 feet of the Southwest 1/4 of Section 32, Township 39 North, Range 12, East of the Third Principal Meridian lying South of Naperville Road in Cook County, Illinois.

Being the same property conveyed By Deed from DORIS SIMONIAN, single, to an undivided 1/2 interest to DORIS SIMONIAN, TRUSTEE of the FREDERICK P. SIMONIAN REVOCABLE LIVING TRUST, UAD June 29, 2005, and an undivided 1/2 interest to DORIS SIMONIAN, TRUSTEE of the DORIS SIMONIAN REVOCABLE LIVING TRUST, UAD May 6, 2003, Dated October 28, 2014, Recorded February 23, 2015 as Instrument Number 1505429062.

Parcel ID: 15-32-307-010-0000

Commonly known as: 3821 Ellington Avenue, Western Springs, IL 60558



U05771551

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