

# UNOFFICIAL COPY

**After Recording Return to:**

Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226



**Order Number:**

61772256 -- 3491229

Doc#: 1617317017 Fee: \$48.25

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/21/2016 10:19 AM 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

**Mail Tax Statement To:**

Frank G. Colletti, Jr.  
1569 West Rue James Place  
Palatine, IL 60067-1223

**Tax Parcel ID#**

02283010910000

**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 F Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Frank G. Colletti, Jr., date 5/26/16  
FRANK G. COLLETTI, JR.

Dated this 26<sup>th</sup> day of May, 2016. WITNESSETH, that, **FRANK G. COLLETTI, JR.**, an unmarried man, 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 **FRANK G. COLLETTI, JR. as TRUSTEE of the FRANK G. COLLETTI, JR. TRUST AGREEMENT dated November 2, 2005**, residing at 1569 West Rue James Place, Palatine, IL 60067-1223, 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 1569 West Rue James Place, Palatine, IL 60067-1223, 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: 02283010910000

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

B Yes  
P 500  
S h  
M h  
S Yes  
E Yes  
INT ent

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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.

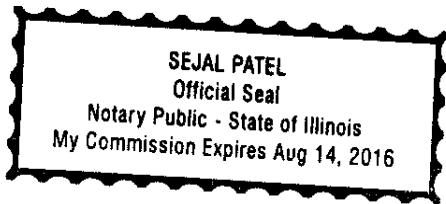
IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

By: *Frank G. Colletti, Jr.*  
**FRANK G. COLLETTI, JR.**

STATE OF IL )  
COUNTY OF COOK ) ss.

I, *Sejal Patel*, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **FRANK C. COLLETTI, JR.**, 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 *26<sup>th</sup>* day of *May* 20*16*.



*Sejal Patel*  
Notary Public  
My commission expires: *8/14/16*  
*Sejal Patel*

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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.

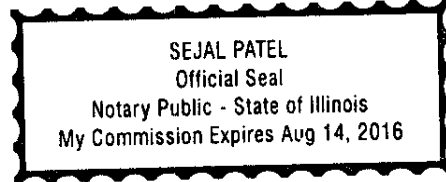
Dated 5/26, 2016.

Signature: [Handwritten Signature]  
Grantor or Agent

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said, FRANK C. COLLETTI, JR., this 26 day of May, 2016.

Notary Public: [Handwritten 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.

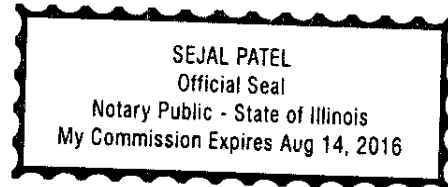
Dated 5/26, 2016.

Signature: [Handwritten Signature]  
Grantee or Agent

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said, FRANK C. COLLETTI, JR., this 26 day of May, 2016.

Notary Public: [Handwritten 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

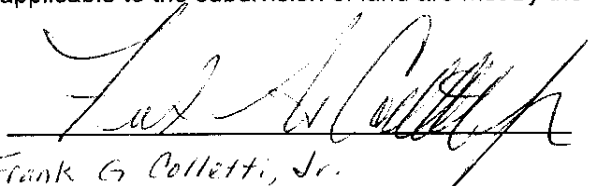
COUNTY OF COOK)

Frank G. Colletti, Jr., being duly sworn on oath, states that he resides at 1569 W. Rue James Place, Palatine, IL 60067 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

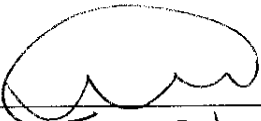
- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of 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.

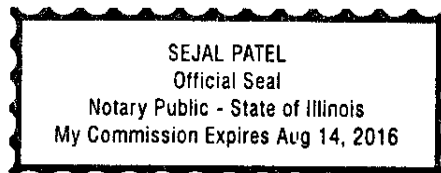
**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he 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.

  
 \_\_\_\_\_  
 Frank G. Colletti, Jr.

SUBSCRIBED AND SWORN to before me this 24<sup>th</sup> day of May, 2014.

  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 8/14/16



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## EXHIBIT A

### LEGAL DESCRIPTION

The following described property:

Unit #22, being all of Lot 4 except the Westerly 151.82 feet thereof in Maison Du Comte of Palatine Subdivision, being a subdivision of part of the West Half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 42 North, Range 10 East of the Third Principal Meridian, recorded May 1, 2003 as Document Number 031214506, in Cook County, Illinois.

Being the same property conveyed By Deed from FRANK G. COLLETTI, JR. as TRUSTEE of the FRANK G. COLLETTI, JR. TRUST AGREEMENT dated November 2, 2005 to FRANK G. COLLETTI, JR., an unmarried man, Dated May 26, 2016 Recorded \_\_\_\_\_ as Instrument Number \_\_\_\_\_.

Being the same property conveyed By Deed from MARCIA A. ENGEL, as TRUSTEE of the MARCIA A. ENGEL TRUST AGREEMENT dated November 3, 2005 to FRANK G. COLLETTI, JR. as TRUSTEE of the FRANK G. COLLETTI, JR. TRUST AGREEMENT dated November 2, 2005, Dated September 3, 2009, Recorded April 23, 2010 as Instrument Number 1011315037.

Parcel ID: 02283010910000

Commonly known as: 1569 West Rue James Place, Palatine, IL 60067-1223



+U05850342+

1632 6/8/2016 80344599/3