

# UNOFFICIAL COPY



## QUIT CLAIM DEED

Doc#: 1621422217 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/01/2016 01:50 PM Pg: 1 of 4

GRANTORS HEIDI ASBURY, an unmarried woman, and JOHN COURTNEY, an unmarried man of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars, in hand paid, CONVEYS and QUIT CLAIMS TO

GRANTEE, John Courtney, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to-wit:

LOT 1 (EXCEPT THE NORTH 65 FEET THEREOF) AND LOT 2 (EXCEPT THE SOUTH 60 FEET THEREOF) IN BLOCK 11 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUE'S ADDITION TO OAK PARK BEING A SUBDIVISION OF THE SOUTH EAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: General taxes not yet due, covenants, conditions and restrictions of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois (except as to GRANTORS who are also GRANTEES herein)

Permanent Index No.: 15-01-410-002-0000  
Address of Property: 941 William Street, River Forest, Illinois 60315

Dated this 15 day of July, 2016.

John Courtney

Heidi Asbury

This transaction is exempt from transfer tax pursuant to 35 ILCS 200/31-45(e).  
  
7/15/16  
Date Attorney for Grantor

EXEMPTION APPROVED  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

RETURN TO:  
Mortgage Connect, LP  
260 Airside Drive  
Moon Township, PA 15108

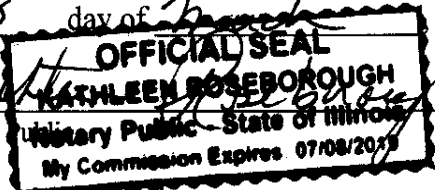
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STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that Heidi Asbury, personally known to me to be the same person whose  
name is subscribed to the foregoing instrument, appeared before me this day in person, and  
acknowledged that she signed, sealed and delivered the said Instrument as her 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 and official seal this 8<sup>th</sup> day of March, 2016.

  
Notary Kathleen Roseborough  
My Commission expires \_\_\_\_\_

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that John Courtney, personally known to me to be the same person whose  
name is subscribed to the foregoing instrument, appeared before me this day in person, and  
acknowledged that he signed, sealed and delivered the said Instrument as his 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 and official seal this 15<sup>th</sup> day of July, 2016.

  
OFFICIAL SEAL  
BEVERLY D SINGLETON  
Notary Public - State of Illinois  
My Commission Expires Apr 25, 2018

Beverly D Singleton  
Notary Public

**EXEMPTION APPROVED** Commission expires 4/25/18  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST  
Crayl Scott

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## STATEMENT BY GRANTORS AND GRANTEE

The grantor or her agent affirms that, to the best of her 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: **OFFICIAL SEAL**, 2016  
**KATHLEEN ROSEBOROUGH**  
Notary Public - State of Illinois  
My Commission Expires 07/08/2019

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

Subscribed and sworn to before me  
By the said notary public  
This 8<sup>th</sup> day of March, 2016.  
Notary Public: *Kathleen Roseborough*

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: 7-15-, 2016

Signature: *John Coarty*  
Grantor or Agent

Subscribed and sworn to before me  
By the said notary public  
This 15<sup>th</sup> day of July, 2016.  
Notary Public: *Beverly D Singleton*

**OFFICIAL SEAL**  
BEVERLY D SINGLETON  
Notary Public - State of Illinois  
My Commission Expires Apr 25, 2018

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: 7-15-, 2016

Signature: *John Coarty*  
Grantee or Agent

Subscribed and sworn to before me  
By the said notary public  
This 15<sup>th</sup> day of July, 2016  
Notary Public: *Beverly D Singleton*

**OFFICIAL SEAL**  
BEVERLY D SINGLETON  
Notary Public - State of Illinois  
My Commission Expires Apr 25, 2018

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.

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST  
*Cheryl Scott*

# UNOFFICIAL COPY

## Plat Act Affidavit

STATE OF Illinois )  
COUNTY OF Cook ) SS

DOCUMENT NUMBER \_\_\_\_\_

I, (Name) JOHN V. COATNEY, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 941 WILLIAM STREET RIVER FOREST IL 60305, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance 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;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the 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 land described therein.

SUBSCRIBED and SWORN to before me this 22 day of JUNE, 2016

John V. Coatney  
(Signature)

NOTARY: Kimberly D Arnold  
(seal)

