

# UNOFFICIAL COPY



Doc# 1836149266 Fee \$44.00  
 RHSP FEE:\$9.00 RPRF FEE: \$1.00  
 AFFIDAVIT FEE: \$2.00  
 EDWARD M. MOODY  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 12/27/2018 04:03 PM PG: 1 OF 4

**QUIT CLAIM DEED  
 ILLINOIS STATUTORY**

THE GRANTORS, James Manolis, married to Nancy Manolis, of Park Ridge, County of Cook, State of Illinois, and Debora A. O'Shanna, a divorced woman not since remarried and not a party to a civil union, of Des Plaines, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Debora A. O'Shanna, Trustee of the Debora A. O'Shanna Revocable Living Trust dated June 12, 2018, of Des Plaines, County of Cook, State of Illinois, the interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**UNIT 2-413 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER POINTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97131342 AND AS AMENDED FROM TIME TO TIME, IN PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Hereby releasing and waiving all rights, if any, under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever.

\*\*\* THIS PROPERTY IS NOT SUBJECT TO THE HOMESTEAD RIGHTS OF NANCY MANOLIS.\*\*\*

SUBJECT TO: General taxes for 2017 and subsequent years; Statement of Grantor and Grantee for purposes of exempt status under Section 4 of the Illinois Real Estate Transfer Act (attached hereto and made a part hereof and labeled Exhibit "A")

Permanent Real Estate Index Number: 09-17-416-029-1104  
 Address of Real Estate: 650 S. River Road, Unit 413, Des Plaines, Illinois 60016

Dated this 21st day of July, 2018

X James Manolis  
 JAMES MANOLIS

X Debora A. O'Shanna  
 DEBORA A. O'SHANNA

**Exempt deed or instrument  
 eligible for recordation  
 without payment of tax.**

BRIFA 12/27/18  
 City of Des Plaines

\*\*\*The transfer of title and conveyance herein is hereby accepted by Debora A. O'Shanna, Trustee of the Debora A. O'Shanna Revocable Living Trust dated June 12, 2018.

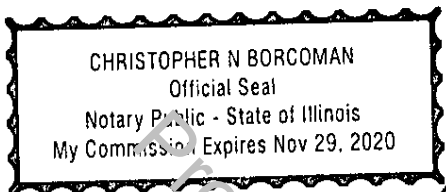
X Debora A. O'Shanna  
 Debora A. O'Shanna, Trustee of the Debora A. O'Shanna Revocable Living Trust dated June 12, 2018

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JAMES MANOLIS, 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 and official seal, this 21 day of JULY, 20 18.

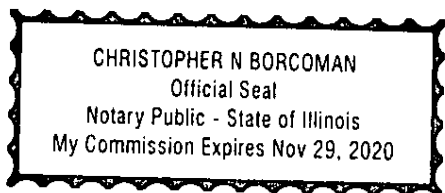


[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DEBORA A. O'SHANNA, 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 and official seal, this 21 day of JULY, 20 18.



[Signature] (Notary Public)

**Prepared by:**

*John Kumor, Esq.*  
KUMOR LAW, LLC  
7642 West Belmont Avenue  
Chicago, Illinois 60634  
(773) 625-2200

**Mail To:**

Debora A. O'Shanna  
650 S. River Road, Unit 413  
Des Plaines, ILLINOIS 60016

**Name and Address of Taxpayer and Grantee:**

Debora A. O'Shanna  
650 S. River Road, Unit 413  
Des Plaines, ILLINOIS 60016

EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
35 ILCS 200/31-45, PROPERTY TAX CODE

12/27/18 Date  
Debora A. O'Shanna Buyer, Seller or Agent

COOK County Clerk's Office

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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 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: 7-21-18

Signature: James Manolis  
JAMES MANOLIS, grantor

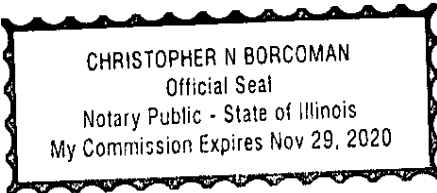
Date: 7-21-18

Signature: Deborah A. O'Shanna  
DEBORA A. O'SHANNA, grantor

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JAMES MANOLIS, 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 and official seal, this 21 day of July, 2018.

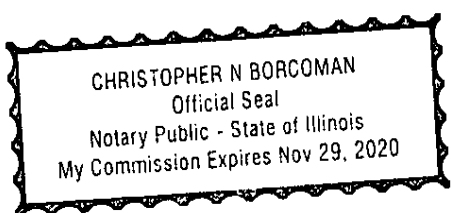


[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DEBORA A. O'SHANNA, 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 and official seal, this 21 day of July, 2018.



[Signature] (Notary Public)

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The grantee or their agent affirm and verify that the name of the grantee shown on the deed are either natural persons, 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 persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

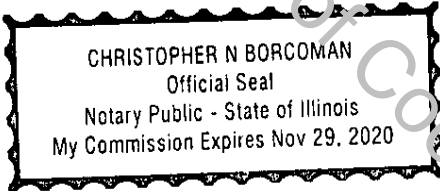
Date: 7/21/18

Signature: Deborah A. O'Shanna  
DEBORA A. O'SHANNA, Trustee of the  
DEBORA A. O'SHANNA, REVOCABLE LIVING  
TRUST dated June 12, 2018, grantee

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DEBORA A. O'SHANNA, 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 and official seal, this 21 day of JULY 20 18.



[Signature] (Notary Public)

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act, the Cook County Real Property Tax Ordinance.]