

UNOFFICIAL COPY

QUIT CLAIM DEED

Statutory (Illinois)

0020358244

7888/0026 87 006 Page 1 of 4

2002-03-29 12:53:19

Cook County Recorder 27.50

MAIL TO: Mary F. Hamilton

1925 Lake Ave. #218

Wilmette IL 60091



0020358244

NAME & ADDRESS OF TAXPAYER:

CHARLES L. SPELLAZA

1925 Lake Ave. #210

Wilmette IL 60091-1478

RECORDER'S STAMP

THE GRANTOR (S) KATHLEEN R. SPELLAZA

of the village of Wilmette County of Cook State of Illinois

for and in consideration of ten & no/100ths-----DOLLARS

and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to CHARLES L. SPELLAZA and KATHLEEN R. SPELLAZA,
not in Tenancy in Common, but in JOINT TENANCY,

1925 Lake Avenue #210 Wilmette Illinois 60091-1478

Grantee's Address City State Zip

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

See attached

Village of Wilmette EXEMPT

Real Estate Transfer Tax **MAR 29 2002**

Exempt - 6580 Issue Date _____

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
SKOKIE OFFICE**

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.

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

Permanent Index Number(s): 05-33-102-055-1016

Property Address: 1925 Lake Avenue #210, Wilmette, Illinois 60091-1478

DATED this 29th day of December 2000 ppx

_____(SEAL) Kathleen R Spellaza _____(SEAL)
KATHLEEN R. SPELLAZA

_____(SEAL) _____(SEAL)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF ILLINOIS }
County of Cook } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kathleen R. Spellaza personally known to me to be the same person(s) whose name is /are 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 notarial seal, this 29th day of December 2000 XXX

Mary F. Hamilton
Notary Public

My commission expires on April 11 2004 ~~19~~



COUNTY - ILLINOIS TRANSFER STAMPS

NAME AND ADDRESS OF PREPARER :

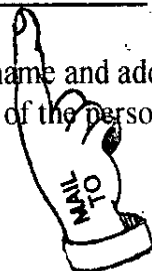
Mary F. Hamilton

1925 Lake Avenue #218
Wilmette IL 60091-1478

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, REAL ESTATE TRANSFER TAX LAW
DATE: 12/29/00

Mary F. Hamilton
Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).



TO REORDER PLEASE CALL
MID AMERICA TITLE COMPANY
(708) 249-4041

QUIT CLAIM DEED
Statutory (Illinois)
FROM
Kathleen R. Spellaza
TO
Charles L. Spellaza
and
Kathleen R. Spellaza

PARCEL 1:

UNIT 210 IN LAKE COURTS CONDOMINIUM AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN GOLDBACH'S ADDITION TO GROSS POINT SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 31, 2000 AS DOCUMENT NO. 00079644, IN COOK COUNTY, ILLINOIS AND AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

EXCLUSIVE RIGHT TO USE S 41 AND 42 AS A LIMITED COMMON ELEMENT AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00079644.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS AS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION ARE RECITED AND STIPULATED AT LENGTH HEREIN.

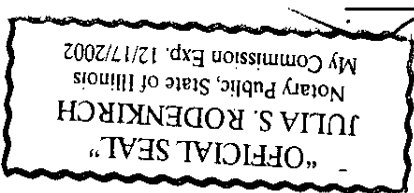
Subject to:

(a) current general real estate taxes, taxes for subsequent years and special taxes or assessments; (b) the Act; (c) the Declaration; (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (e) encroachments onto the Property, if any; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) covenants, conditions, agreements, building lines and restrictions of record as of the Closing Date; (h) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided therefor; (i) rights of the public, the local municipality and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Property, (j) roads or highways, if any; (k) Purchaser's mortgage, if any; (l) liens, encroachments and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense; and (m) liens or encumbrances of a definite or ascertainable amount which may be removed at the time of Closing by payment of money at the time of Closing.

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.

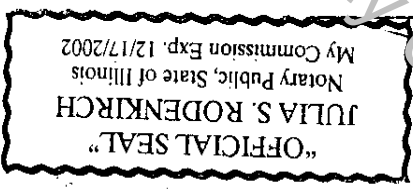
Dated March 29, 2002 Signature: Mary F. Hamilton
~~Grantor or Agent~~



Subscribed and sworn to before me by the said MARY F. HAMILTON this 29th day of March 2002
Notary Public Julia S. Rodenkirch

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 and hold title to real estate under the laws of the State of Illinois.

Dated March 29, 2002 Signature: Mary F. Hamilton
~~Grantee or Agent~~



Subscribed and sworn to before me by the said MARY F. HAMILTON this 29th day of March 2002
Notary Public Julia S. Rodenkirch

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class A 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.)