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1 of 2
02-03876

Chicago Title Insurance Company

QUIT CLAIM DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY

0021218056

9448/0038 15 005 Page 1 of 3

2002-11-05 08:04:55

Cook County Recorder

29.50



0021218056

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS

THE GRANTORS, SUSAN ANN VRANIAC, f/k/a Susan Ann Sievert, divorced and not re-married, and KEITH ALLEN SIEVERT, a bachelor, both of the City of Northlake, Cook County, Illinois, and DOROTHY FLETCHER, married to WILLIAM FLETCHER, all of whom are heirs and/or Legatees of Alma D. Sievert, Deceased, of the City of Northlake, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to GIOVANNI ROLDAN and KATHLEEN ROLDAN, husband and wife, ~~as joint tenants in common but as tenants by the entirety~~, of the County of DuPage, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: ~~795 ERIEST.~~

CAROL STREAM, IL

Lot 12 in Block 4 in Midland Development Company's Northlake Village Unit No. 10, Being a Subdivision of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

AFFIDAVIT OF HEIRSHIP ATTACHED AS EXHIBIT "A"*

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2002

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

TO HAVE AND TO HOLD said premises as husband and wife, ~~not~~ as joint tenants ~~in common but as tenants by the entirety~~ forever.

THE SUBJECT PREMISES IS NOT HOMESTEAD PROPERTY AS TO DOROTHY FLETCHER.

Permanent Real Estate Index Number(s): 12-32-208-029-0000

Address(es) of Real Estate: 345 Dewey, Northlake, Illinois 60164

Dated this 15th day of October, 2002

Susan A. Vraniak
Susan Ann Vraniak f/k/a Susan Ann Sievert

Dorothy Fletcher
Dorothy Fletcher

Keith Allen Sievert
Keith Allen Sievert

PREMIER TITLE

Property of Cook County Clerk's Office

329

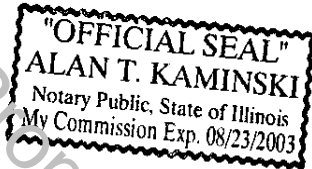
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS.

0021218056

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Susan Ann Vraniak f/k/a Susan Ann Sievert, Divorced and not re-married, and Keith Allen Sievert, a bachelor, both personally known to me to be the same persons whose names 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 24 day of October, 2002.

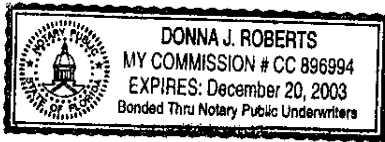


Alan T. Kaminski (Notary Public)

STATE OF FLORIDA, COUNTY OF Polk SS.

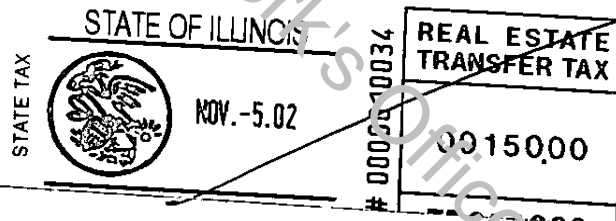
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dorothy Fletcher, married to William Fletcher, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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 15th day of October, 2002.

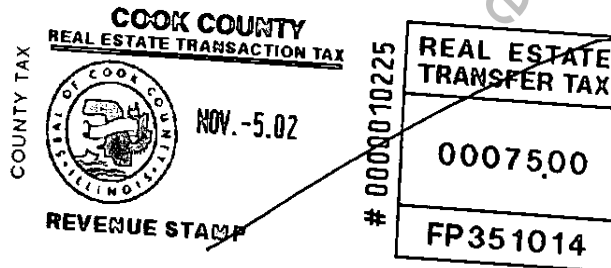


Donna J. Roberts (Notary Public)

Prepared By: Alan T. Kaminski
220 E. North Avenue
Northlake, Illinois 60164



Mail To:
JAMES M. PAULETTO, ESQ.
220 E. North Avenue
Northlake, IL 60164



Name & Address of Taxpayer:
GIOVANNI ROLDAN and KATHLEEN ROLDAN

~~██████████~~ 795 ERIE
~~██████████~~ CAROL STREAM IL 60188

RE: ESTATE OF)
)
ALMA D. SIEVERT)
)
DECEASED)

AFFIDAVIT OF HEIRSHIP

The Affiant, SUSAN ANN VRANIAK, having been first duly sworn on oath, states and alleges as follows:

1. My name is SUSAN ANN VRANIAK. I am of legal age and under no disability. If called upon to testify as to the matters stated herein, I could testify competently thereto.
2. I was acquainted with the Decedent, ALMA D. SIEVERT, in that she was my mother. At the time of her death, the Decedent was the owner of the property commonly known as 345 Dewey, Northlake, IL.
3. The Decedent was married only once, and then to ROBERT CLARENCE SIEVERT, which marriage was terminated by the death of ROBERT CLARENCE SIEVERT on November 28, 1979.
4. Three children were born of the marriage of Decedent and ROBERT CLARENCE SIEVERT, namely SUSAN ANN VRANIAK (nee SIEVERT), now living, and KEITH ALLEN SIEVERT, now living, and SCOTT ROBERT SIEVERT, Deceased.
5. SCOTT ROBERT SIEVERT predeceased ALMA D. SIEVERT, in that he died on June 16, 1976. No children were ever born of or adopted by SCOTT ROBERT SIEVERT, and at the time of his death, SCOTT ROBERT SIEVERT was unmarried.
6. No other children were ever born of or adopted by the decedent.
7. Based on the foregoing, the Heirs at law of ALMA D. SIEVERT, deceased, are as follows: SUSAN ANN VRANIAK (nee SIEVERT), a daughter of the Decedent; and, KEITH ALLEN SIEVERT, a son of the Decedent, both of whom are living and are of legal age and are mentally competent.
8. At the time of her death, the value of the Decedent's estate for Federal and Illinois Estate Tax purposes did not exceed \$600,000.00.

Affiant further states: nothing.

Susan Ann Vranial
SUSAN ANN VRANIAK, Affiant

VERIFICATION BY CERTIFICATION

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief, and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

Dated: 10-24, 2002

Susan Ann Vranial
SUSAN ANN VRANIAK