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0030350562

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2003-03-13 10:40:23

Cook County Recorder

28.50

QUIT CLAIM DEED  
ILLINOIS STATUTORY



0030350562

THE GRANTORS, DANIEL SPILLANE and KIMBERLY SPILLANE, of the State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS to:

THE VAN OAK BUILDING, L.L.C., of 215 N. Grover, Oak Park, Illinois 60302

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

THE WEST 68 FEET OF LOTS 40 AND 41 IN BLOCK 7 IN SUBDIVISION OF BLOCKS 2, 3, 6 AND 7 IN HUTCHINSON AND ROTHERMEL'S SUBDIVISION, A SUBDIVISION OF THE WEST 1/2 OF LOT 3 OF SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) ALSO BLOCKS 1,6,7, 12 AND 13 OF THE SUBDIVISION OF LOTS 1, 2 AND 3 IN THE PARTITION OF THE EAST 1/2 OF LOT 2 IN SAID SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-18-224-023-0000

Address of Real Estate: 800-802 S. Oak Park Avenue, Oak Park, Illinois 60304

EMPTION APPROVED  
VILLAGE CLERK  
VILLAGE OF OAK PARK

SUBJECT ONLY TO THE FOLLOWING "PERMITTED EXCEPTIONS" IF ANY, NONE OF WHICH SHALL IMPAIR THE USE OF THE PROPERTY AS A RESIDENCE: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING; (B) SPECIAL ASSESSMENTS CONFIRMED AFTER THIS CONTRACT DATE; (C) BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; (D) ZONING LAWS AND ORDINANCES; (E) EASEMENTS FOR PUBLIC UTILITIES; (F) DRAINAGE DITCHES, FEEDERS, LATERALS AND DRAIN TILE, PIPE OR OTHER CONDUIT; (G) IF THE PROPERTY IS OTHER THAN A DETACHED SINGLE FAMILY HOME, PARTY WALL RIGHTS AND AGREEMENTS; TERMS PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM, IF ANY, AND ALL AMENDMENTS THERETO; IF ANY; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT, AND IF APPLICABLE, INSTALLMENTS OF ASSESSMENTS DUE AFTER THE DATE OF CLOSING. PROPERTY SOLD "AS-IS, WHERE-IS"

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

DATED this 26<sup>th</sup> day of February 2003

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[Signature] (SEAL)  
DANIEL SPILLANE

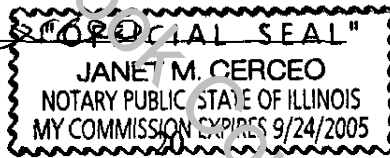
[Signature] (SEAL)  
KIMBERLY SPILLANE

STATE OF ILLINOIS } ss.  
COUNTY OF }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL SPILLANE AND KIMBERLY SPILLANE 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, if any.

Given under my hand and official seal, this 27<sup>th</sup> day of February, 2003.

[Signature]  
NOTARY PUBLIC



My Commission expires \_\_\_\_\_

This instrument was prepared by: John J. Conway, 122 W. 22nd Street #350, Oak Brook, IL 60523

**ADDRESS OF PROPERTY:**  
800-802 S. Oak Park Avenue  
Oak Park, Illinois 60304

**MAIL TO:**  
John J. Conway  
122 West 22<sup>nd</sup> Street, Suite 350  
Oak Brook, IL 60523

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

Daniel Spillane  
The Van Oak Building, LLC  
215 N. Grove  
Oak Park, IL 60302

Exempt under Real Estate Transfer Tax Law 98 ILCS 200/31-41  
sub par. 4 and Cook County Ord. 03-0-27 par. 2

Date 3-13-03 Sign [Signature]

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## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 07-543 COOK COUNTY ONLY

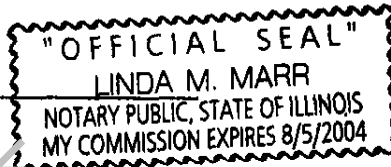
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3-11, ~~12~~ 2003

Signature: [Handwritten Signature] (Cathy J. Grantor)  
Grantor or Agent

Subscribed and sworn to before me by the said John Conwell this 11<sup>th</sup> day of March, ~~2003~~.

Notary Public Linda Marr



The grantee of 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 3-11, ~~12~~ 2003

Signature: [Handwritten Signature] (Cathy J. Grantee)  
Grantee or Agent

Subscribed and sworn to before me by the said John Conwell this 11<sup>th</sup> day of March, ~~2003~~.

Notary Public Linda Marr



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.)