

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/22/2003 10:08 AM Pg: 1 of 4



Chicago Title Insurance Company

TRUSTEE'S DEED

03-15378 102

THIS INDENTURE, made on June 30, 2003 between DENISE RUANE, Trustee, of the RUANE ZVOKEL LAND TRUST, duly authorized to execute trust documents, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Trustee in pursuance of a certain Trust Agreement dated January 30, 2001 known as RUANE ZVOKEL LAND TRUST party of the first part, and DENISE RUANE an undivided two-thirds and BRIAN ZVOKEL an undivided one-third as tenants in common and not as joint tenants, both of 124 Augusta Drive, Palos Heights, Illinois 60463 party/parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

Commonly Known As 124 August Drive,  
Palos Heights, Illinois 60463

Property Index Number 24-31-202-001-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presented by one of its officers, the day and year first above written.

Denise Ruane, Trustee, of the Ruane  
Zvokel Land Trust as Trustee  
By \_\_\_\_\_  
DENISE RUANE, Trustee, of the RUANE ZVOKEL  
LAND TRUST  
as Trustee, as aforesaid, and not personally

3  
TGC  
MR

Lawyers Title Insurance Corporation

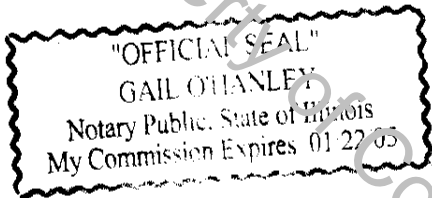
# UNOFFICIAL COPY

State of Illinois )  
County of COOK )

I, Gail O'Hanley, a notary Public in and for said County, in the State aforesaid,  
do hereby certify that

DENISE RUANE, Trustee, of the RUANE ZVOKEL LAND TRUST  
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 and delivered this instrument as a free and voluntary act, for the  
uses and purposes therein set forth.

GIVEN under my hand and seal this 1 day of July 2003



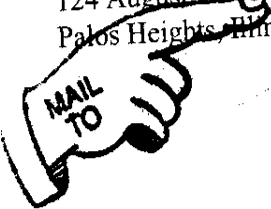
Gail O'Hanley (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: 6-30-03

Gail O'Hanley  
Signature of Buyer, Seller or Representative

**Prepared By:** Christine A. Burmila  
9150 S. Cicero Avenue  
Oak Lawn, Illinois 60453

**Mail To:**  
Denise Ruane and Brian Zvokel  
124 August Drive  
Palos Heights, Illinois 60463



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT 'A'

### Legal Description

Parcel 1: Lots 15 of Westgate Valley Estates Unit 1, a Subdivision of part of Section 31 Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: An Easement for the enjoyment and use of the common areas as disclosed on Exhibit "A" of Declaration of Covenants, Conditions and Restrictions recorded May 13, 1999 as Document 99465828, in Cook County, Illinois.

**Commonly Known As** 124 August Drive,  
Palos Heights, Illinois 60463  
**Property Index Number** 24-31-202-001-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

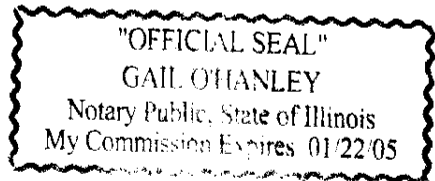
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 7-1-03

Signature *Denise Ruone*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID \_\_\_\_\_  
THIS 1 DAY OF July,  
2003.



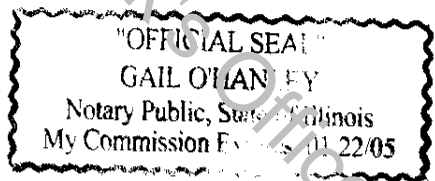
NOTARY PUBLIC *Gail O'Hanley*

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 7-1-03

Signature *Denise Ruone*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID \_\_\_\_\_  
THIS 1st DAY OF July,  
2003.



NOTARY PUBLIC *Gail O'Hanley*

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.]