

# UNOFFICIAL COPY



0321350048

Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 08/01/2003 12:38 PM Pg: 1 of 4

## Quit Claim Deed

TENANCY BY THE  
ENTIRETY  
Statutory (ILLINOIS)  
(Individual to Individual)

Above Space for Recorder's Use Only

THE GRANTOR Neal C. Walter of the City Morton Grove County of Cook State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, **CONVEYS and QUIT CLAIMS** to Neal C. Walter and Ursula Walter, of 6411 Lincoln Avenue, Unit 501, Morton Grove, IL 60053, husband and wife, as **TENANTS BY THE ENTIRETY**, and not as joint tenants with rights of survivorship, or as tenants in common, of the County of Cook, State of Illinois, to wit:

**PARCEL 1:** Unit 501 in the Morton House Condominium as delineated on a survey of the following described Real Estate: Lots "A" and "B" in the Subdivision of Lots 1 & 2 in Block 1 in Morton Grove, being a Subdivision of the East 4.63 acres of that part of the Northeast 1/4 lying South of Gross Point Road and of the North 3 acres of the East 10 acres of the North 1/2 of the South East 1/4 of Section 19 and of that part of the Northwest 1/4 of Section 20 lying South of Gross Point Road and West of the Chicago Milwaukee & St. Paul Railroad, all in Township 41 North, Range 11, East of the Third Principal Meridian, together with all of Lots 3, 4, and 5 and that part of Lots 6, 7, 8, 9, 10, and 11 lying North of the North line of the South 120 ft of said lots 6, 7, 8, 9, 10, and 11 all in Block 1 in Morton Grove aforesaid all in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of condo recorded as document 93730414 as amended from time to time together with its undivided percentage interest in the CMEL, in Cook County, Illinois, **PARCEL 2:** the exclusive right to the use of parking garage Unit P-9 a limited common element as delineated on the survey attached to the aforesaid Declaration.

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**, not in tenancy in common, not in joint tenancy but as **TENANTS BY THE ENTIRETY, FOREVER.**

Permanent Index Number (PIN): 10-19-203-027-1043

Address(es) of Real Estate: 6411 Lincoln Avenue, Morton Grove, IL 60053

Dated this 24th day of January, 2002

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)  
Neal C. Walter (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

EXEMPT-PURSUANT TO SECTION 1-11-5  
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
EXEMPTION NO 05015 DATE 8-1-03  
ADDRESS 6411 Lincoln Ave. #501  
(VOID IF DIFFERENT FROM DEED)  
BY Joyce Duma

*J.P.*

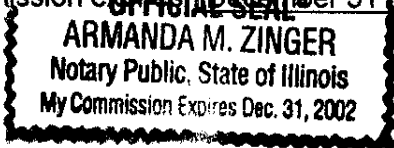
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State of Illinois )  
                          )     SS  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that Neal C. Walter 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 he signed, sealed and delivered the said instrument as his 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<sup>th</sup> day of January, 2002.

Commission expires December 31, 2002



*Armanda M. Zinger*  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by : Gabriel S. Berrafato  
8720 Ferris Avenue  
Morton Grove, Illinois 60053-2843

\*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

MAIL TO:

NEAL WALTER  
8720 FERRIS  
MORTON GROVE IL 60053

SEND SUBSEQUENT TAX BILLS TO:

Neal C. Walter and Ursula Walter  
6411 Lincoln Avenue  
Unit 501  
Morton Grove, IL 60053

OR

Recorder's Office Box No. \_\_\_\_\_

**Exempt under Real Estate Transfer Tax  
Law 35 ILCS 200/31-45 sub par 1004  
and Cook County Ord. 93-0-27 par. E**

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## AFFIDAVIT FOR TENANCY BY THE ENTIRETY

The undersigned parties, execute this affidavit for the benefit of Chicago Title Insurance Company, and for the purpose of inducing Chicago Title Insurance Company to issue its title insurance policy under the herein noted file number, free and clear of any objection with regard to the undersigned's creation of a tenancy by the entirety. In connection therewith, the undersigned aver as follows:

1. The parties are married and married to each other and that the marriage, when contracted, was valid at the time of the contract or subsequently validated by the laws of the place in which (it was) contracted or by the domicile of the parties (and is not) contrary to the public policy of the State of Illinois.  
(Paragraph 213, Chapter 40 of the Illinois Revised Statutes)
2. The land described in the herein-noted title insurance policy is improved with a structure containing no more than four residential dwelling units.
3. The parties physically occupy said structure or a unit thereof and have occupied the same by the undersigned as their primary domicile.

**OR**

The parties, upon delivery of title to them, or within 30 days of such delivery, will physically occupy said structure or a unit thereof as their primary domicile.

4. That this is the only parcel of land, owned by the parties, within the State of Illinois, as tenants by the entirety.

Neal C. Walter

(SIGNATURE)

Neal C. Walter

(NAME)

January 24, 2002

DATE:

GUARANTEE NO. \_\_\_\_\_

Ursula Walter

(SIGNATURE)

Ursula Walter

(NAME)

January 24, 2002

DATE:

PROPERTY ADDRESS:

6411 Lincoln Avenue

Morton Grove, IL 60053

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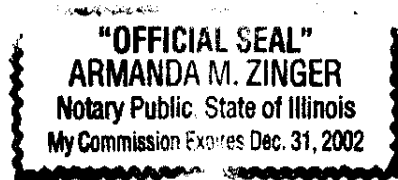
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date January 24, 2002

Signature Neal E. Walter

Grantor or Agent



Subscribed and sworn to before me by the said agent  
this 24<sup>th</sup> day of January, 2002.

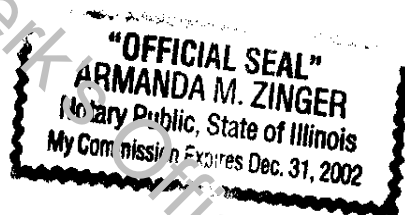
Notary Public Armanda M. Zinger

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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date January 24, 2002

Signature Neal E. Walter

Grantee or Agent



Subscribed and sworn to before me by the said agent  
this 24<sup>th</sup> day of January, 2002.

Notary Public Armanda M. Zinger

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.

(Attached 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.)