

10 of 3

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Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/25/2003 08:43 AM Pg: 1 of 4

QUIT CLAIM DEED

Joint Tenancy Illinois Statutory

Mail To: MELITON BENITEZ AND
AMERICA RUIZ
7410 CAMELIA Drive
HANOVER PARK, IL 60133
Name & Address of Taxpayer:
MELITON BENITEZ AND
AMERICA RUIZ
7410 CAMELIA Drive
HANOVER PARK, IL 60133

Box 45

RECORDER'S STAMP

THE GRANTOR (S) PEDRO BENITEZ, a single male and JOEL BENITEZ, a single male and MELITON BENITEZ AND AMERICA RUIZ, HUSBAND AND WIFE
of the CITY of HANOVER PARK County of COOK State of ILLINOIS for and in
consideration of TEN/ \$10.00 DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to MELITON BENITEZ AND AMERICA RUIZ, HUSBAND AND WIFE

(GRANTEE'S ADDRESS) 7410 CAMELIA Drive of the CITY of

HANOVER PARK County of COOK State of ILLINOIS not in Tenancy in Common, but in JOINT TENANCY,
all interest in the following described Real Estate situated in the County of COOK, in the State of

Illinois, to wit: ATTACHED HERETO: SCHEDULE C

METROPOLITAN TITLE CO.

03-01-05872

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, but in joint tenancy forever.

Permanent Index Number(s) 06-25-304-011

Property Address: 7410 Camelia Drive, Hanover Park, IL 60133

DATED this 13th day of April XX 2003
[Signature] (SEAL) [Signature] (SEAL)
PEDRO BENITEZ JOEL BENITEZ
[Signature] (SEAL) [Signature] (SEAL)
MELITON BENITEZ AMERICA RUIZ

Note: Please type or print name below all signatures

(over)

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STATE OF ILLINOIS

County of COOK

)
)SS
)

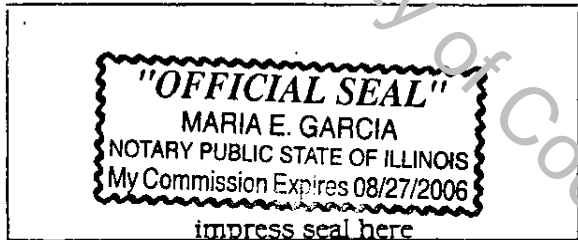
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Pedro Benitez, Joel Benitez, Meliton Benitez, and America Ruiz personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this 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 notarial seal, this 15th day of April, ~~2003~~ 2003

Maria E. Garcia

Notary Public

My commission expires on 08/27/2006, ~~2003~~



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH
1 SECTION 4, REAL ESTATE
TRANSFER ACT

DATE:

[Signature]
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:

ELOISA RODRIGUEZ

142 E GOLF RD

SCHAUMBURG, IL 60133

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).

Property of Cook County Clerk's Office

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SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this policy is described as follows:

LOT 11 IN BLOCK 13 IN UNIT 3 IN HANOVER GARDENS FIRST ADDITION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Upon the exercise by the Company of either of the options provided for in paragraphs (b)(i) or (ii), the Company's obligations to the insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

7. DETERMINATION, EXTENT OF LIABILITY AND COINSURANCE

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the insured claimant who has suffered loss or damage by reason of matters insured against by this policy and only to the extent herein described.

(a) The liability of the Company under this policy shall not exceed the least of:

- (i) the Amount of Insurance stated in Schedule A; or,
- (ii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(b) In the event the Amount of Insurance stated in Schedule A at the Date of Policy is less than 80 percent of the value of the insured estate or interest or the full consideration paid for the land, whichever is less, or if subsequent to the Date of Policy an improvement is erected on the land which increases the value of the insured estate or interest by at least 20 percent over the Amount of Insurance stated in Schedule A, then this Policy is subject to the following:

(i) where no subsequent improvement has been made, as to any partial loss, the Company shall only pay the loss pro rata in the proportion that the amount of insurance at Date of Policy bears to the total value of the insured estate or interest at Date of Policy; or

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

13. SUBROGATION UPON PAYMENT OR SETTLEMENT

(a) The Company's Right of Subrogation.

Whenever the Company shall have settled and paid a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the insured claimant would have had against any person or property in respect to the claim had this policy not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The insured claimant shall permit the Company to sue, compromise or settle in the name of the insured claimant and to use the name of the insured claimant in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the insured claimant, the Company shall be subrogated to these rights and remedies in the proportion which the Company's payment bears to the whole amount of the loss.

If loss should result from any act of the insured claimant, as stated above, that act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment.

(847) 364-2700



President

By:

Thomas J. Adams

Secretary

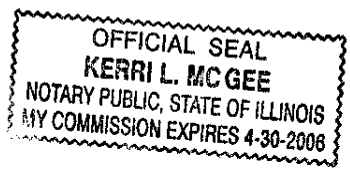
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STATEMENT BY GRANTOR AND GRANTEE

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 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 APRIL 15, 2003 Signature [Signature]
Grantor or Agent

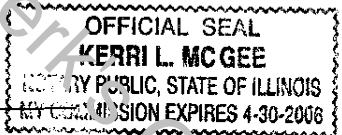
Subscribed and sworn to before me by the said _____ this 15th day of APRIL, 2003.
Notary Public [Signature]



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 APRIL 15, 2003 Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 15th day of APRIL, 2003.
Notary Public [Signature]



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 offence 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.)