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QUIT CLAIM DEED

(INDIVIDUAL TO INDIVIDUAL)



THE GRANTOR (NAME AND ADDRESS)

Doc#: 0402133110
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/21/2004 08:19 AM Pg: 1 of 3

LOUIS KOZAR,
divorced and not since remarried,

C.T.I./W
all
A00191617@vw

of the _____ Village _____ of _____ Countryside _____ County
of _____ Cook _____ State of _____ Illinois _____

for and in consideration of ----- Ten (\$10.00) ----- DOLLARS, and other good and valuable consideration in hand paid,
CONVEYS _____ and QUIT CLAIMS _____ to

HELEN S. KOZAR
6146 S. Kensington
Countryside, Illinois 60525

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for the year 2003 and subsequent years; covenants, conditions and restrictions of record; building line restrictions, utility easements and building and zoning laws and ordinances.

Permanent Index Number (PIN): 18-16-302-032-1015

Address(es) of Real Estate: 6146 S. Kensington, Countryside, Illinois 60525

DATED this 13th day of January, 2004

PLEASE *Louis Kozar* (SEAL) _____ (SEAL)

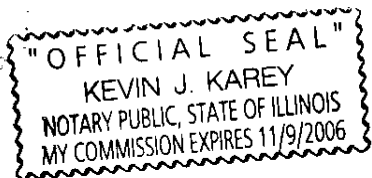
PRINT OR LOUIS KOZAR _____

TYPE NAME(S) _____

BELOW _____ (SEAL) _____ (SEAL)

SIGNATURE(S) _____

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



LOUIS KOZAR, divorced and not since remarried, 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 use and purposes therein set forth,

IMPRESS SEAL HERE

including the release and waiver of the right of homestead.

Given under my hand and official Seal, this 13th day of January, 2004

COMMISSION EXPIRES: 11/9/06 _____
NOTARY PUBLIC *[Signature]*

This instrument was prepared by: Kevin J. Karey, 1415 West 55th Street, Suite 201, LaGrange, Illinois 60525

*2PS
155
A*

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LEGAL DESCRIPTION

of premises commonly known as 6146 S. Kensington, Countryside, Illinois 60525

PARCEL 1:

UNIT NO. 105 IN KENSINGTON ARMS CONDOMINIUM UNIT NO. 1, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 3 IN SHUSTER SUBDIVISION, OF PART OF LOT 13 IN SCHOOL TRUSTEES' SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 13, 1978 AS DOCUMENT 24670715 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS CREATED BY WARRANTY DEED FROM CHEVRON SPORTS CENTER INCORPORATED, A CORPORATION OF ILLINOIS, TO JOSEPH C. GROSS DATED AUGUST 9, 1960 AND RECORDED AUGUST 17, 1960 AS DOCUMENT 17939334 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND DESCRIBED AS FOLLOWS:

THE EAST 33 FEET OF THE WEST 327.40 FEET OF THE EAST 458.35 FEET (EXCEPT THE NORTH 902.18 FEET THEREOF) OF THAT PART OF LOT 13, LYING NORTH OF THE CENTER LINE OF JOLIET ROAD IN SCHOOL TRUSTEES' SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING FROM SAID TRACT THAT PART FALLING IN JOLIET ROAD) ALL IN COOK COUNTY, ILLINOIS.

Exempt under the provisions of paragraph e. of Section 4 of the Real Estate Transfer Tax Act. Date: JANUARY 13, 2004

[Signature], LEGAL REPRESENTATIVE
Seller, Buyer or Legal Representative

SEND SUBSEQUENT TAX BILLS TO:

Kevin J. Karey
(Name)

Helen Kozar
(Name)

MAIL TO: 1415 West 55th Street, Suite 201
(Address)

6146 S. Kensington
(Address)

LaGrange, Illinois 60525
(City, State and Zip)

Countryside, Illinois 60525
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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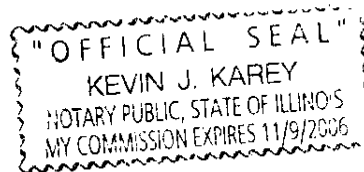
Statement By Grantor And Grantee

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 title to real estate under the laws of the State of Illinois.

DATED JANUARY 13, 2004

SIGNATURE: *Louis Kozar*
LOUIS KOZAR, Grantor or Agent

Subscribed and sworn to before me by the said LOUIS KOZAR this 13 day of JANUARY, 2004.
NOTARY PUBLIC *[Signature]*



The grantee 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 JANUARY 13, 2004

SIGNATURE: *Helen S. Kozar*
HELEN S. KOZAR, Grantee or Agent

Subscribed and sworn to before me by the said HELEN S. KOZAR this 13 day of JANUARY, 2004.
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 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.)