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QUIT CLAIM DEED

(Illinois)

(Individual to Individual)

Doc#: 0403618087

Eugene "Gene" Moore Fee: \$28.50

Cook County Recorder of Deeds

Date: 02/05/2004 11:49 AM Pg: 1 of 3

Prepared By & Mail To:
HEGARTY, KOWOLS & ASSOCIATES PC
301 W. Touhy
Park Ridge, IL 60068

THE GRANTOR, **JOHN R. KARLOVITZ**, married to **PATRICIA J. KARLOVITZ**, of 311 S. Elmhurst Ave., of the Village of Mt. Prospect, County of Cook and State of Illinois for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, Convey and QUITCLAIM(S) to

JOHN R. KARLOVITZ and **PATRICIA J. KARLOVITZ**, husband and wife, 311 S. Elmhurst Ave., Mt. Prospect, IL 60056, not as tenants in common but as joint tenants with rights of survivorship,

all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 311 S. Elmhurst Ave., Mt. Prospect, IL 60056 legally described as:

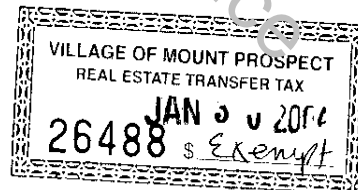
Lot 90 in H. Roy Berry Company's Colonial Manor, being a Subdivision of part of the Northeast $\frac{1}{4}$ of Section 11 and part of the Northwest $\frac{1}{4}$ of Section 12, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

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

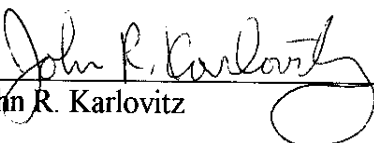
This Real Estate is subject to a mortgage in the principal amount of \$252,100.00 to ABN AMRO Mortgage Group, Inc. as lender and **JOHN R. KARLOVITZ** as borrower date July 26, 2003 and **PATRICIA J. KARLOVITZ** agrees to assume this mortgage and to pay the indebtedness in accordance with the terms of said mortgage.

Permanent Real Estate Index Number: 08-12-123-005-0000

Address of Real Estate: 311 S. Elmhurst Ave., Mt. Prospect, IL 60056



DATED this 29th day of December, 2003.


John R. Karlovitz

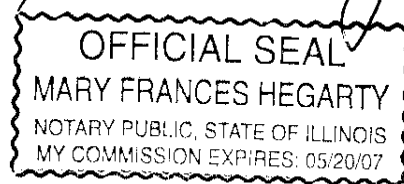
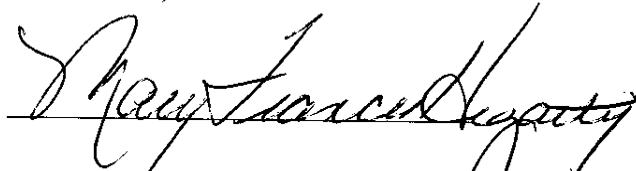
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State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN R. KARLOVITZ, married to Patricia J. Karlovitz, is 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 acknowledge 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 29th day of December, 2003.

Commission expires: May 20, 2007



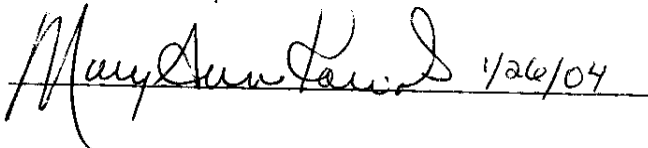
SENT SUBSEQUENT TAX BILLS TO:

John R. and Patricia J. Karlovitz

311 S. Elmhurst Ave.

Mt. Prospect, IL 60056

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





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EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

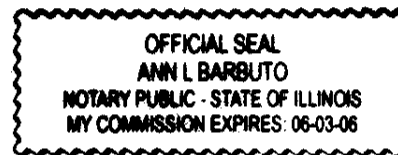
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 February 2, 2004

Signature: Mary Ann Lewis
Grantor or Agent

Subscribed and sworn to before me
By the said MARY ANN LEWIS
This 2 day of February, 2004
Notary Public Ann L. Barbuto

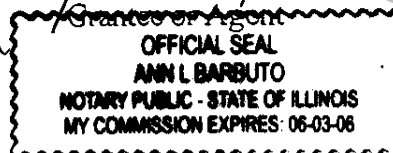


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 2, 2004

Signature: Mary Ann Lewis
Grantee or Agent

Subscribed and sworn to before me
By the said MARY ANN LEWIS
This 2 day of February, 2004
Notary Public Ann L. Barbuto



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.)