



Doc#: 0413205163 Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 05/11/2004 12:45 PM Pg: 1 of 2

MAIL TO: Gary Lundeen 806 Nerge Road Roselle, IL 60172

#04097

SEND SUBSEQUENT TAX BILLS TO Cristina Ruffolo 115 Sussex, Unit C-1 Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX 1566 101.00

RECORDER'S STAMP

THE GRANTORS, JOHN STEVEN DUHAMEL and LAWRENCE NAY, as Co-Executors of the Will of RUTH E. DUHAMEL, by virtue of letters testamentary issued to them by the Circuit Court of Cook County, Probate Division, State of Illinois, Probate No. 2004 P 000295, and in exercise of the power of sale granted to them in and by said will and in pursuance of every other power and authority in them enabling, and in consideration of the sum of Ten (\$10.00) Dollars, receipt whereof is hereby acknowledged, do hereby QUIT CLAIM and CONVEY unto CRISTINA RUFFOLO, a single woman, of 17600 Coronado Dr., Orland Park, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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PARCEL 1: UNIT 1-4-15-R-C-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LEXINGTON VILLAGE COACH HOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24393272, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NUMBER G-1-4-15-R-C-1 DELINEATED ON A PLAT OF SURVEY FOR THE BENEFIT OF PARCEL 1, IN COOK COUNTY, ILLINOIS.

1st AMERICAN TITLE order # 750722 2004 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 as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY forever. SOLE TENANCY

* \$160,500.00

SUBJECT TO: General real estate taxes accrued but not yet payable at closing; special assessments confirmed after closing; building set back lines and use or occupancy restrictions; covenants, conditions and restrictions of record; zoning laws and ordinances; easements for public utilities provided they do not underlie existing improvements except fences and portable sheds; drainage ditches; feeders, laterals and drain tile, pipe or other conduit; and if the real estate is other than detached, single family home, party walls, party wall rights and agreements, terms, provisions, covenants and conditions of the Declaration of Condominium, if any, and all amendments thereto; any easements established by or implied from the said Declaration of Condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; installments of assessments due after the date of closing.

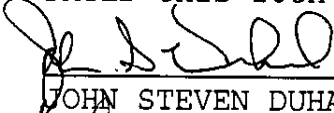
UNOFFICIAL COPY

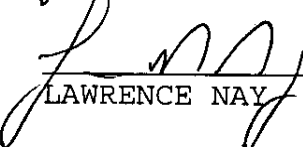
ADDRESS OF REAL ESTATE: 115 Sussex, Unit C-1, Schaumburg, IL 60193

PERMANENT INDEX NUMBER: 07-22-402-045-1109

FAIR MARKET VALUE: \$160,500.00

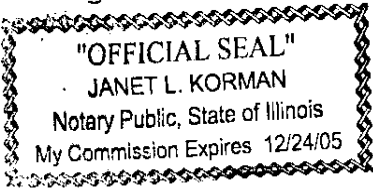
DATED this 16th day of April, 2004.


 _____ CO-EXECUTOR (SEAL)
 JOHN STEVEN DUHAMEL


 _____ CO-EXECUTOR (SEAL)
 LAWRENCE NAY

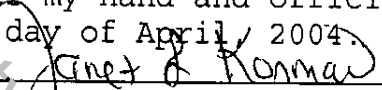
State of Illinois)
) SS:
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JOHN STEVEN DUHAMEL and LAWRENCE NAY**, Co-Executors of the Estate of RUTH E. DUHAMEL, Deceased, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered 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.

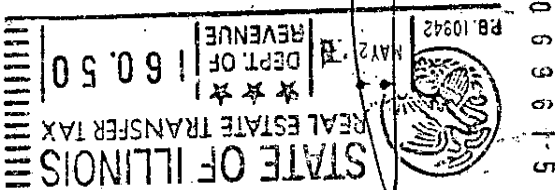


(Impress Seal Here)

Given under my hand and official seal
 this 16th day of April, 2004.



 Notary Public
 Commission Expires: 12-24-05



AFFIX "RIDERS" OR REVENUE STAMPS ABOVE

This instrument was prepared by: Martin C. Kelley
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 Schaumburg, Illinois 60194
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