

# UNOFFICIAL COPY

## QUIT CLAIM DEED

MAIL TO:

Lauren E. Schaaf  
501 W. Colfax  
Palatine, Illinois 60067



Doc#: 0418249276  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/30/2004 02:26 PM Pg: 1 of 3

SEND SUBSEQUENT TAX BILLS TO:

James F. Mazzanti  
420 Spruce Lane  
Crystal Lake, Illinois 60014

THE GRANTORS, James F. Mazzanti, Irene H. Mazzanti, his wife, and Timothy J. Mazzanti, all as joint tenants, of Crystal Lake, Illinois, for and in consideration of ten (\$10.00) DOLLARS, in hand paid, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and QUIT CLAIM to, Irene H. Mazzanti, as trustee of the Irene H. Mazzanti Revocable Trust dated January 26, 2004 and Timothy J. Mazzanti as joint tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### SEE ATTACHED

Subject to covenants, conditions, and restrictions of record, as well as general property taxes not yet due and payable; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 02-24-105-024-1090  
Address of Real Estate Property: 909 Kenilworth, Unit 419, Palatine, Illinois 60074.

DATED this 19 day of June, 2004.

PLEASE PRINT OR TYPE NAME(S) BELOW

James F. Mazzanti  
  
Irene H. Mazzanti

Timothy J. Mazzanti

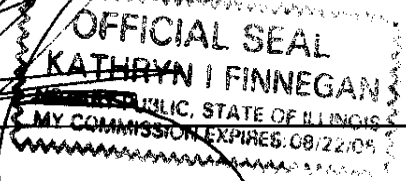
State of Illinois, County of Cook. I, the undersigned, a Notary Public residing in said County, in the State aforesaid, DO HEREBY CERTIFY that James F. Mazzanti, Irene H. Mazzanti, husband and wife, as joint tenants are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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.

IMPRESS SEAL

Given under my hand and official seal, this 19 day of June, 2004.

Commission expires 8/22/05 2005

Notary Public



This instrument was prepared by Lauren E. Schaaf, 501 W. Colfax, Palatine, Illinois 60067

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**LEGAL DESCRIPTION**  
**909 KENILWORTH**  
**UNIT #419**  
**PALATINE, ILLINOIS 60074**  
**PIN # 02-24-105-024-1090**

UNIT 419 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 5 (EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 5 FOR A DISTANCE OF 106.62 FEET TO A CORNER IN THE NORTH LINE OF LOT 5; THENCE EAST ALONG THE NORTH LINE OF LOT 5 FOR A DISTANCE OF 63.93 FEET; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 100 DEGREES 30 MINUTES 24 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 156.25 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 5 THAT IS 20.04 FEET SOUTHEASTERLY OF A CORNER IN THE SOUTHERLY LINE OF LOT 5 (AS MEASURED ALONG THE SOUTHERLY LINE OF LOT 5); THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 5 FOR A DISTANCE OF 20.04 FEET TO A CORNER IN THE SOUTHERLY LINE OF LOT 5, THENCE WEST ALONG THE SOUTH LINE OF LOT 5 FOR A DISTANCE OF 122 FEET TO A POINT IN THE WEST LINE OF LOT 5; THENCE NORTH ALONG THE WEST LINE OF LOT 5 FOR A DISTANCE OF 165.25 FEET TO THE PLACE OF BEGINNING AND EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 5; THENCE NORTH 35 DEGREES 34 MINUTES 24 SECONDS WEST ALONG THE WESTERLY LINE OF LOT 5 FOR A DISTANCE OF 172.45 FEET; THENCE NORTHEASTERLY FOR A DISTANCE OF 286.77 FEET TO A POINT IN THE EASTERLY LINE OF LOT 5 THAT IS 30 FEET NORTHWESTERLY OF THE MOST EASTERLY CORNER OF LOT 5, AS MEASURED ALONG THE EASTERLY LINE OF SAID LOT 5; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF LOT 5 FOR A DISTANCE OF 30 FEET TO THE MOST EASTERLY CORNER OF LOT 5; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF LOT 5 FOR A DISTANCE OF 285.94 FEET TO THE POINT OF BEGINNING; AND EXCEPTING ALSO THAT PART THEREOF LYING WITHIN THE INGRESS AND EGRESS EASEMENT SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION, HEREINAFTER DESCRIBED), ALL IN WILLOW CREEK APARTMENT ADDITION, BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24 TOWNSHIP 42 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID WILLOW CREEK APARTMENT ADDITION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 28, 1970 AS DOCUMENT LR 2536651, AS DELINEATED ON SURVEY OF PART OF LOT 5 HERETOFORE DESCRIBED; WHICH SURVEY IS ATTACHED TO DECLARATION MADE BY THE 111 E. CHESTNUT CORPORATION AND REGISTERED ON AUGUST 29, 1972 AS DOCUMENT LR2644918 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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## STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3-5020 B)

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 June 21, 2004

*[Signature]*  
Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this 21 day of June, 2004  
Notary Public

Signature: *[Signature]* \_\_\_\_\_  
Grantor or Agent



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 June 21, 2004

*[Signature]*  
Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this 21 day of June, 2004  
Notary Public

Signature: *[Signature]* \_\_\_\_\_  
Grantee or Agent



**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.)



**EUGENE "GENE" MOORE**

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