

UNOFFICIAL COPY

QUIT CLAIM DEED

ILLINOIS STATUTORY



Doc#: 0435850116
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 12/23/2004 11:09 AM Pg: 1 of 5

MAIL TO:

Edward R. Nathanson
2000 Chestnut Ave., #509
Glenview, IL 60025

RECORDER'S STAMP

NAME & ADDRESS OF TAXPAYER:

Edward R. Nathanson
2000 Chestnut Ave., #509
Glenview, IL 60025

THE GRANTOR(S) Edward R. Nathanson & Jane R. Nathanson, Husband & Wife
of the Village of Glenview County of Cook State of Illinois
for and in consideration of (\$10.00) Ten _____ DOLLARS
and other good and valuable considerations in hand paid,

CONVEY(S) AND QUIT CLAIM(S) to Edward R. Nathanson, Jane R. Nathanson and
Nancy N. Roberts, as Joint Tenants with Right of Survivorship
(GRANTEE'S ADDRESS) 2000 Chestnut Ave., Unit #509
of the Village of Glenview County of Cook State of Illinois
all interest in the following described real estate situated in the County of Cook, in the State of Illinois,
to wit:

See Exhibit A attached hereto and made a part hereof.
Subject only to Exhibit B attached hereto and made a part hereof.

NOTE: If complete legal cannot fit in this space, leave blank and attach
separate 8.5" x 11" sheet with a minimum of .5" clear margin on all sides.

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

Permanent Index Number(s): 04-26-100-049-1115

Property Address: 2000 Chestnut Ave., Unit #509, Glenview, IL 60025

Dated this 20th day of December 2004
Edward R. Nathanson (Seal) Jane R. Nathanson (Seal)
Edward R. Nathanson (Seal) Jane R. Nathanson (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

5/p

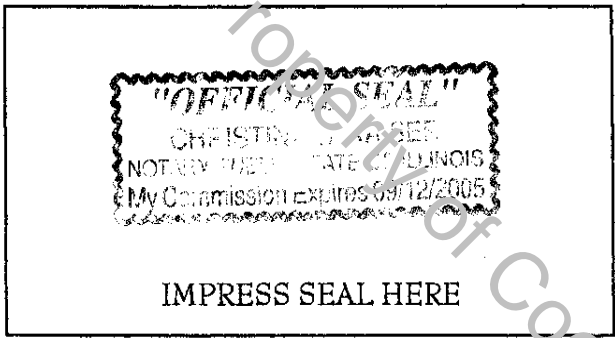
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STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Edward R. Nathanson and Jane R. Nathanson, Husband & Wife personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 20th day of December, 2004.

My commission expires on 9/12, 2005 Christina S. Kaiser Notary Public



COOK COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
Edward R. Nathanson
2000 Chestnut Ave., Unit 509
Glenview, IL 60025

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: December 20, 2004
Edward R. Nathanson
Signature of Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

QUIT CLAIM DEED
ILLINOIS STATUTORY

FROM

Edward R Nathanson
Jane R. Nathanson

TO

Edward R. Nathanson
Jane R. Nathanson
Nancy N. Roberts

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EXHIBIT "A"

PARCEL 1:
UNIT NUMBER 2000-509 IN VALLEY LO TOWERS I CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1A:
LOT 1 IN KROHN'S RESUBDIVISION NUMBER 2, BEING A RESUBDIVISION OF LOT 1 IN KROHN'S CHESTNUT AVENUE SUBDIVISION OF PARTS OF THE NORTHWEST 1/4 OF SECTION 26 AND THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1985 AS DOCUMENT 85071097 IN COOK COUNTY, ILLINOIS

PARCEL 1B:
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1A CREATED BY GRANT DATED NOVEMBER 29, 1979 AND RECORDED DECEMBER 4, 1979 AS DOCUMENT NUMBER 25265846 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: THE WESTERLY 10.0 FEET OF THE EASTERLY 50.0 FEET, BOTH AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE THEREOF, OF THAT PART OF LOT 2 IN KROHN'S CHESTNUT AVENUE SUBDIVISION OF PARTS OF THE NORTHWEST 1/4 OF SECTION 26 AND THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE MOST NORTHERLY NORTH LINE OF LOT 1 IN SAID KROHN'S CHESTNUT AVENUE SUBDIVISION AND LYING SOUTH OF A LINE 610.0 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2, ALL IN COOK COUNTY, ILLINOIS: ALSO: THAT PART OF LOT 2 IN KROHN'S CHESTNUT AVENUE SUBDIVISION OF PARTS OF THE NORTHWEST 1/4 OF SECTION 26 AND THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 2, BEING ALSO THE MOST NORTHERLY NORTH LINE OF LOT 1 IN SAID KROHN'S CHESTNUT AVENUE SUBDIVISION, WITH THE WESTERLY LINE OF THE EASTERLY 50.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE THEREOF, OF SAID LOT 2, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO A CORNER THEREOF; THENCE SOUTHERLY ALONG THE MOST SOUTHERLY EAST LINE OF SAID LOT 2, 550.0 FEET TO THE MOST SOUTHERLY SOUTH LINE OF SAID LOT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2, 150.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 10.0 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, 140.0 FEET TO AN INTERSECTION WITH A LINE 10.0 FEET WEST OF AND PARALLEL WITH THE MOST SOUTHERLY EAST LINE OF SAID LOT 2; THENCE NORTHERLY ALONG SAID LAST DESCRIBED PARALLEL LINE 150.0 FEET TO AN INTERSECTION WITH A LINE 10.0 FEET NORTH OF AND PARALLEL WITH THE MOST NORTHERLY NORTH LINE OF SAID LOT 1; THENCE EASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE TO AN INTERSECTION WITH THE WESTERLY LINE OF THE EASTERLY 50.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE THEREOF, OF SAID LOT 2; THENCE SOUTHERLY ALONG SAID LAST DESCRIBED LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 1C:
PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1A FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS (BUT SPECIFICALLY EXCLUDING ALL CONSTRUCTION

CONTINUED ON NEXT PAGE

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Exhibit "B"

Subject only to: General taxes for 1996 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements; if any, the Grantee's mortgage or trust deed, if any, acts done or suffered by or through the Grantee.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor of 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.

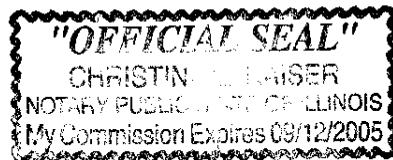
Dated December 20, 2004 Signature: Edward R. Natanson
Grantor or Agent

Subscribed and sworn to before me by the

said Christina Kaiser

this 20th day of Dec., 2004

Christina Kaiser
Notary Public



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.

Nancy N. Roberts
NANCY N. ROBERTS

Subscribed and sworn to before me by the

said Nancy N. Roberts

this 13 day of December, 2004

Nancy Ferguson
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]