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MAIL TAX BILLS TO:

Charles Baxter
1315 Warren Avenue
Maywood, Illinois 60153

THIS DOCUMENT WAS PREPARED BY:

Klein Thorpe & Jenkins, Ltd.
20 North Wacker Drive, Suite 1660
Chicago, IL 60606
Michael A. Marrs, Esq.

AFTER RECORDING RETURN TO:

Charles Baxter
1315 Warren Avenue
Maywood, Illinois 60153



Doc#: 0532754001 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/23/2005 09:42 AM Pg: 1 of 5

[The above space for recording purposes]

THIS DEED IS EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH B SECTION 31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH B OF SECTION 7.3 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

DATE

GRANTOR / GRANTEE OR REPRESENTATIVE

QUIT CLAIM DEED

THE GRANTOR, the Village of Maywood, Cook County, Illinois, an Illinois municipal corporation ("Grantor"), with its principal office address at 40 West Madison Street, Maywood, Illinois, 60153, for and in consideration of Ten Dollars and No/100ths (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Corporate Authorities of the Village of Maywood, by these presents does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM to:

Charles Baxter ("Grantee"), as of October 26, 2005 (the "Transfer Date") all of its interest in the following described real estate (the "Subject Property"), situated in the Village of Maywood, County of Cook, State of Illinois, more particularly described as follows, to-wit:

See legal description set forth on Exhibit A, attached hereto and incorporated herein.

Address of Real Estate: 643/645 South 14th Avenue, Maywood, Illinois 60153
Tax Identification Numbers: 15-10-423-018-0000 & 15-10-423-019-0000

Subject only to the covenants and restrictions set forth herein:

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (A), SECTION 5 OF THE VILLAGE OF MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.

AUTHORIZED SIGNATURE

DATE

[Handwritten Signature]
11/17/05

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Condition of Property

Grantee does, by acceptance of this Deed, represent and warrant that he is familiar with the condition of the Subject Property and that Grantor has not made and makes no warranties or representations regarding the Subject Property, express or implied, including without limitation, its habitability, condition or fitness for any particular use or purpose. Grantee agrees that the property is hereby conveyed by Grantor and accepted in its "AS IS, WHERE IS" condition, including any environmental conditions existing in, on, or beneath the property. Grantee represents and warrants that he understands that this Deed does not remove or release any existing non-Village easement rights or other conditions of public record that are enforceable by other persons or private or public utilities.

Use and Maintenance of the Property

Grantee does, by acceptance of this Deed, acknowledge and agree that the Subject Property will only be conveyed, assigned or otherwise transferred of record together with the adjacent real property commonly known as 1315 Warren Avenue, also owned by Grantee. Grantee may not subdivide the Subject Property or build any residential structure thereon. The existing 2-car garage and driveway may remain or be replaced. Any attempt to convey, assign, or otherwise transfer the Subject Property other than together with the adjacent real property commonly known as 1315 Warren Avenue shall cause the Subject Property to revert to the Grantor Village upon demand.

Covenants to Run with Land

The restrictive covenants contained herein shall run with the land and shall be in full force and effect for a period of fifteen (15) years from the date of this Deed.

IN WITNESS WHEREOF, said Grantor has caused this Quit Claim Deed to be executed by its Village Manager this 26th day of October, 2005.

**VILLAGE OF MAYWOOD,
an Illinois municipal corporation**

By: [Signature]
Village Manager 10/26/05

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ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public for said County and State, DO HEREBY CERTIFY, that Robert Nelis, personally known to me to be the Village Manager of the Village of Maywood, an Illinois municipal corporation, and 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 in said capacity, he signed and delivered the said instrument, pursuant to authority given by the Village Board of Trustees of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of October, 2005.



[Handwritten Signature]

 Notary Public

My commission expires: 7/26/2009

OFFICE OF COOK COUNTY CLERK'S OFFICE

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of its 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.

Village of Maywood, an Illinois municipal corporation

Dated October 1 2005

BY: [Signature]
Robert Nelis, Grantor

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID

Village of Maywood, Grantor, this 26th day of October, 2005.

NOTARY PUBLIC [Signature]



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 October 26, 2005

BY: [Signature]
Charles Baxter, Grantee

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID

Charles Baxter, Grantee, this 26th day of October, 2005.

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 provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Law.]

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 171 AND 172 IN MADISON STREET ADDITION, A SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

(Commonly known as 643/645 South 14th Avenue, Maywood, Illinois.)

P.I.N.s: 15-10-423-018-0000 and 15-10-423-019-0000

Property of Cook County Clerk's Office