

# UNOFFICIAL COPY



Doc#: 0613510079 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/15/2008 11:31 AM Pg: 1 of 4

After Recording Return to:

Lenders First Choice  
3850 Royal Ave  
Simi Valley, CA 93063  
37-05005476

This Instrument Prepared  
by:  
William E. Curphey &  
Associates  
2605 Enterprise Road  
Suite 155  
Clearwater, Florida 33759

This space for recording information only

Mail Tax Statements To:

James Abbatemarco and  
Lynn Petrica  
16751 Westwind Drive  
Tinley Park, IL 60477

Property Tax ID#: 28-30-100-040

## CORRECTIVE QUITCLAIM DEED

Tax Exempt under provision of Paragraph F  
Section 31-45 Property Tax Code

(by: *[Signature]*)

("This deed is being executed to correct a scrivener's error on the omitting the correct vesting for the parties on title.")

Dated this 18<sup>TH</sup> day of APRIL, 2006. WITNESSETH, that said GRANTORS, JAMES J. ABBATEMARCO and LYNN PETRICA, in joint tenancy, of the County of Cook, State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby CONVEY and QUITCLAIM unto JAMES J. ABBATEMARCO and LYNN PETRICA, husband and wife, in joint tenancy, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 16751 Westwind Drive, Tinley Park, IL 60477; and legally described as follows, to wit:

**"SEE COMPLETE LEGAL ATTACHED AS  
EXHIBIT "A" INCLUDED HERewith AND  
MADE A PART HEREOF"**

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Tax ID: 28-30-100-040

Property Address: 16751 Westwind Drive, Tinley Park, IL 60477

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

IN TESTIMONY WHEREOF, WITNESS the signatures of the Grantors and Grantees of the date first written above.

**GRANTORS:**

*James T. Abbate*  
 JAMES T. ABBATEMARCO  
*J.P.*

*Lynn Petrica*  
 LYNN PETRICA

**GRANTEES:**

*James T. Abbate*  
 JAMES T. ABBATEMARCO  
*J.P.*

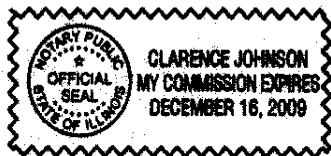
*Lynn Petrica*  
 LYNN PETRICA

STATE OF ILLINOIS

COUNTY OF Cook

I, CLARENCE JOHNSON, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JAMES T. ABBATEMARCO and LYNN PETRICA, 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.

Given under my and official seal this 18<sup>TH</sup> day of APRIL, 2006.



Clarence Johnson  
 Notary Public  
 My commission expires: 12/16/09

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

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## STATEMENT BY GRANTOR AND GRANTEE

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.

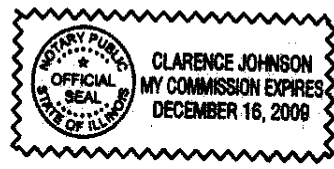
Dated APRIL 18, 2006.

Signature: *James J. Motem*  
Grantor or Agent

Signature: *Sym Petrus*  
Grantor or Agent

Subscribed and sworn to before me  
by the said  
this 18<sup>TH</sup> day of APRIL, 2006.

Notary Public: *Clarence Johnson*



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 title to real estate under the laws of the State of Illinois.

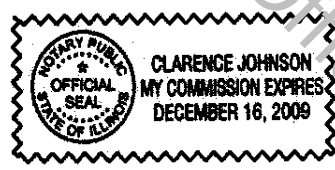
Dated APRIL 18, 2006.

Signature: *James J. Motem*  
Grantee or Agent

Signature: *Sym Petrus*  
Grantee or Agent

Subscribed and sworn to before me  
by the said  
this 18<sup>TH</sup> day of APRIL, 2006.

Notary Public: *Clarence Johnson*



**Note: Any person who knowingly submits 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.**

**(Attached 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.)**

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## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

PARCEL 1:

THAT PART OF LOT 8 IN WESTWIND COURT, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 19 DEGREES 01 MINUTES 32 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 8 FOR A DISTANCE OF 13.80 FEET TO A POINT; THENCE SOUTH 57 DEGREES 46 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 12.54 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 67 DEGREES 46 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 32.65 FEET TO A POINT LYING ON THE SOUTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 22 DEGREES 17 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE OF A PART WALL AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF FOR A DISTANCE OF 74.00 FEET TO A POINT; THENCE NORTH 67 DEGREES 46 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 32.72 FEET TO THE POINT THENCE SOUTH 22 DEGREES 13 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER ALL OF COMMON AREA, AS SET FORTH ON THE CERTIFICATE APPENDED TO THE PLAT OF WESTWIND COURT.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 28-30-100-040; SOURCE OF TITLE IS DOCUMENT NO. 94502039 (RECORDED 06/07/94)