

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )



Doc#: 0730308191 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/30/2007 01:09 PM Pg: 1 of 3

## QUITCLAIM DEED

**THE GRANTOR, MARTHA A. WILKINS**, as Successor Trustee of the Madelon M. Vartanian, Trust dated January 25, 2002, for and in consideration of **TEN & 00/100THS DOLLARS**, plus other good and valuable consideration in hand paid, **CONVEYS AND QUITCLAIMS** to:

**NANCY E. WOLOWSKI** of 3619 Becket Lane, Naperville, IL 60564, **SAMUEL J. VARTANIAN** of 420 W. Burlington Avenue, Apt. 405, La Grange, IL 60525 and **MARTHA A. WILKINS** of 1810 Schillerstrom Court, Wheaton, IL 60187, in equal shares as Tenants in Common and not as Joint Tenants with Rights of Survivorship the following described property in the **COUNTY OF COOK, STATE OF ILLINOIS**, to wit:

**UNITS 420-405 AND P18 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SPRING AVENUE STATION CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0011096800 IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINIOS**

**SUBJECT TO:** General Real Estate Taxes for 2006 and subsequent years and covenants and restrictions of record,

hereby releasing and waiving all rights under and by virtue of the Homestead Exception Laws of the State of Illinois. **TO HAVE AND TO HOLD** said above-described property, as tenants in common, not as Joint Tenants with rights of Survivorship, together with all the privileges and appurtenances thereunto belonging, unto Buyer, and Buyer's heirs, successors and assigns forever.

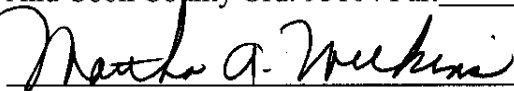
**PERMANENT REAL ESTATE NUMBER: 18-04-121-037-1019**

**PROPERTY ADDRESS: 420 w. Burlington #405, La Grange, IL 60525**

**DATED: September 12, 2007**

  
**MARTHA A. WILKINS, TRUSTEE**

Exempt under Real Estate Transfer Tax Act Sec. 4, Paragraph \_\_\_\_\_,  
And Cook County Ord. 95104 Par. \_\_\_\_\_ E \_\_\_\_\_.

  
**MARTHA A. WILKINS**

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STATE OF ILLINOIS, COUNTY OF COOK. SS. I, the undersigned a Notary Public in and for said County, in the State aforesaid, do certify that MARTHA A. WILKINS. is personally known to me to be the same person who subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary acts, for the used and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and Sworn to Before Me

This 12 Day of Aug, 2007



[Signature]  
NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY: SEAN M. LAZZARI, 800 ENTERPRISE DRIVE, SUITE 204, OAK BROOK, IL 60523.**

**MAIL TO:**

SEAN M. LAZZARI  
800 ENTERPRISE DRIVE  
SUITE 204  
OAK BROOK, IL 60523

**SEND TAX BILLS TO**

MARTHA A. WILKINS  
1816 SCHILLERSTROM COURT  
WHEATON, IL 60187

Property of Cook County Clerk's Office

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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.

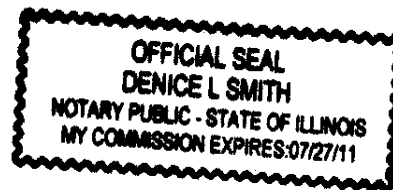
Dated 10/12, 2007

[Signature]  
Grantor or Agent

Subscribed and Sworn to Before Me

This 12<sup>th</sup> Day of October, 2007

[Signature]  
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.

Dated 10/12, 2007

[Signature]  
Grantee or Agent

Subscribed and Sworn to Before Me

This 12<sup>th</sup> Day of October, 2007

[Signature]  
NOTARY PUBLIC

