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575103737  
QUIT CLAIM DEED

# UNOFFICIAL COPY

**THE GRANTOR(S):**

David Blumenkrants and Nadia Blumenkrantz, husband and wife, of the City of Wheeling, County of Cook, State of Illinois for and in consideration of Ten Dollars and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) AND QUIT CLAIM(S) to



Doc#: 0812833159 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/07/2008 01:56 PM Pg: 1 of 5

David Blumenkrants  
Nadia Blumenkrants,  
husband and wife, and  
Katrina Carroll, a married person

AS JOINT TENANTS and not as Tenants in Common nor as Tenancy by the Entirety, the following described Real Estate in County of Cook in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Title shall be conveyed subject only to general taxes not yet due and payable and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any, existing leases and tenancies in real estate with multiple units, hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as Tenants in Common nor as Tenancy by the Entirety, but as Joint Tenants FOREVER.

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Permanent Real Estate Index Number(s): 03-12-302-069-0000  
Address(es) of Real Estate: 467 Buckeye, Wheeling, IL 60090

Dated this 23 Day of APRIL, 2008.

David Blumenkrants (SEAL)  
David Blumenkrants

Nadia Blumenkrants (SEAL)  
Nadia Blumenkrants

Mail to:  
Berg & Berg  
5215 Old Orchard Road, Suite 220  
Skokie, IL 60077

Send subsequent tax bills to:  
David and Nadia Blumenkrants and ~~Katrina Carroll~~  
467 Buckeye  
Wheeling, IL 60090

**DONE AT CUSTOMER'S REQUEST**

Exempt under provisions of Paragraph E, Section 7,  
Real Estate Transfer Tax Act.

4/23/08  
Date

[Signature]  
Buyer, Seller, or Representative

**BOX 333-CTI**

# UNOFFICIAL COPY

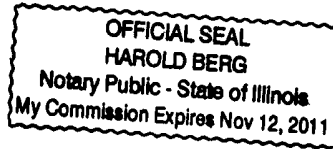
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Blumenkrantz and Nadia Blumenkrantz, husband and wife. is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and official seal, this 23 day of APRIL, 2008.

Harold Berg  
Notary Public

Commission Expires: \_\_\_\_\_



Exempt under provisions of Cook County transfer tax ordinance.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Date: 4/23 2008

Date: 4/23 2008

Harold Berg  
agent

Harold Berg  
agent

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY



## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5103737 SNC  
STREET ADDRESS: 467 BUCKEYE DRIVE  
CITY: WHEELING COUNTY: COOK  
TAX NUMBER: 03-12-302-069-0000

### LEGAL DESCRIPTION:

#### PARCEL 1:

BUILDING 14 UNIT 3 IN HARMONY VILLAGE, BEING A SUBDIVISION IN SECTIONS 11 AND 12 IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENS ON OCTOBER 2, 1973 AS DOCUMENT LR 2720033 AND RECORDED IN THE COOK COUNTY RECORDERS OFFICE AS DOCUMENT 22498972

#### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 15, 1972 AND KNOWN AS TRUST NUMBER 60448 DATED AUGUST 2, 1973 AND RECORDED OCTOBER 2, 1973 AS DOCUMENT 22498972 AND ALSO FILED AS DOCUMENT LR 2720034 AND AS CREATED BY THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 15, 1972 KNOWN AS TRUST NUMBER 60448 TO THOMAS K. WALTHALL AND JO ANN WALTHALL, HIS WIFE AND ANN MARIA WALTHALL DATED DECEMBER 3, 1975 AND FILED AS DOCUMENT LR 2847715 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

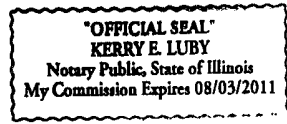
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Dated April 23, 2008 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said agent

this 23 day of April 2008

[Signature]  
Notary Public



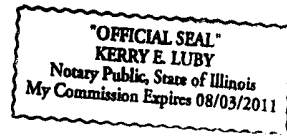
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 23, 2008 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said agent

this 23 day of April 2008

[Signature]  
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.]

**UNOFFICIAL COPY**

255 W. Dundee Road  
 Wheeling, Illinois 60090  
 (847) 459-2600 • Fax (847) 459-9692

**VILLAGE OF WHEELING TRANSFER CERTIFICATE**

The undersigned pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 467 BUCKEYE has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading. ✓

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: \_\_\_\_\_

Name: Carol TressTitle: Utility Billing and Revenue Collection CoordinatorDate: 5/5/2008**DONE AT CUSTOMER'S REQUEST**