UNOFFICIAL CC QUIT CLAIM DEED ILLINOIS STATUTORY

	Doc#: 0816534057 FG Eugene "Gene" Moore RHS Cook County Recorder of D	P Fee:\$10.00
MAIL TO:	Date: 06/13/2008 11:17 AM	Pg: 1 of 5
Jim Fleming		
11730 West 193rd Street		
Mokena, Illinois 60448		
NAME & ADDRESS OF TAXPAYER:		
Jim Fleming	1	
11730 West 192rd Street	RECORDER'S STAMP	
Mokena, Illinois 60448		
**************************************	State of Ill	inala
of the <u>city</u> of <u>Makena</u>	County or	inois DOLLARS
TOT THIC IN COMPANIES -	and No	DOLLARO
and other good and valuable considerations in l	hara paid,	
CONVEY(S) AND QUIT CLAIM(S) to	Jim Fleming	
(GRANTEE'S ADDRESS)11730	Street	
	Country of Will State of 1111	inois
of the <u>city</u> of <u>Mokena</u> all interest in the following described real esta	in the	State of Illinois,
to wit:	ate situated in the Lounty of COOK	
	CH'S	
separate 8.5" x 11" :	e legal cannot tit in this space, leave blank and attach i sheet with a minimum of .5" clear margin on all sides.	
hereby releasing and waiving all rights under a	and by virtue of the Homestead Exemption Laws of the Stat A	Illinois.
Permanent Index Number(s): 15-36-4	409-041-0000	
Property Address: 3715 Haas Ave		
1 (2000	
Dated this 22 day of MAY		(Seal)
Neil Thenry	(Seal)	(Deat)
6	(C)	(Seal)
	(Seal)	

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

0816534057 Page: 2 of 5

County of NEIL FLEM	CIAL CO	PY
I, the undersigned, a Notary Public in and NEIL FLEMING	for said County, in the	State aforesaid, CERTIFY THAT
personally known to me to be the same person		
instrument as his free and voluntary act, for the uses right of homestead.*	and purposes therein set for	th, including the release and waiver of the
Given under my hand and notarial seal, this	22. 7	
, souther bedry tills	22nd day of MAY	, 2008.
M		14 //
My commission expires on November 15	2010	Notary Public
		s totaly I time
		OFFICIAL SEAL
0		LETICIA HARO NOTARY PUBLIC - STATE OF ILLINOIS
70,		MY COMMISSION EXPIRES.11/15/10
IMPRESS SEAL HERE	COUNTY	Y - ILLINOIS TRANSFER STAMP
If Grantor is also Grantee you may want to strike Relea	- & Waiver of Homestead R	Rights.
NAME AND ADDRESS OF PREPARER:		
The Law Offices of Stuart P.	EXEMPT UNDER PROV	VISIONS OF PARAGRAPH
Krauskopf, P.C.	REAL ESTATE TRANSF	SECTION 4,
30 North LaSalle St. Suite 3124	DATE: 16/13/08	FER ACT
chicago, 1L 60602	Allo	
	Signature of Buyer, Soller o	r Representative
This conveyance must contain the name and all		
This conveyance must contain the name and address of the person preparing the	instrument: (55 II CS 5/2)	in, purposes: (55 H.CS 5/3-5020)
7 1 g	14 of 120 0/3-6	
_		
j	1 1	
		6
	Jim	Nei
1		
j.	em	No.
	Fleming	CLA INOIS ST FRO
	To	LAII IS STAI
1		1 × 52
		I I
<u> </u>		IT CLAIM DE
1		DEE
1		D

0816534057 Page: 3 of 5

UNOFFICIAL COPY

LEGAL DESCRIPTION

THAT PART OF THE WEST 1/2 OF LOT 2 IN COOKSVILLE, A SUBDIVISION IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF VACATED LAFAYETTE ROAD LYING NORTH OF AND ADJOINING SAID WEST 1/2 OF LOT 2, ALL TAKEN AS A TRACT, AND BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 88.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL; THENCE NORTH 89 DEGREES 47 MINUTES 16 SECONOS EAST 70.29 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 87.62 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 19.99 FEET; THENCE SOUTH 89 OF GREES 54 MINUTES 06 SECONDS WEST 70.29 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 107.86 FEET SCUTH OF THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 19.85 FEE INTO THE HEREIN DESIGNATED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DISCLOSED BY DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED APRIL 16, 1979 AS DOCUMENT NUMBER 24919583, AND AS CREATED BY DEED FROM GUARANTY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 14, 1976 AND KNOWN AS TRUST NUMBER 20245 TO GEORGE W. MORRIS AND CATHERINE T. O'NEILL RECORDED ON AUGUST 23, 1979 AS DOCUMENT NUMBER 25114205, IN COOK COUNTY, AS L
COUNTY CARYS OFFICE TLLINOIS.

0816534057 Page: 4 of 5

UNOFFICIAL CO

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 5-27 - , 20 08	
	Signature: Multimus Grantor or Agent
Subscribed and swom to before me By the said Neil Flyming This 27, day of May, 2008 Notary Public Network	OFFICIAL SEAL LETICIA HARO NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/15/10
The grantee or his agent affirms and verifies t assignment of beneficial interest in a land oust foreign corporation authorized to do business.	hat the name of the grantee shown on the deed or is either a natural person, an Illinois corporation or acquire and hold title to real estate in Illinois, a and hold title to real estate in Illinois or other entity less or acquire title to real estate under the laws of the
Date	Signature:
Subscribed and sworn to before me By the said James Fleming This 27, day of May , 2008 Notary Public Kelesus Have	OFFICIAL (EAL LETICIA HARO NOTARY PUBLIC - STATE OF ILL INDIS MY COMMISSION EXPIRES: 11/15/11
Note: Any person who knowingly submits a false	e statement concerning the identity of a Grantee shall offense and of a Class A misdemeanor for subsequent

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.)

0816534057 Page: 5 of 5

UNOFFICIA

VILLAGE OF RIVERSIDE 27 RIVERSIDE ROAD RIVERSIDE, IL 60546-2299

CERTIFICATE OF COMPLIANCE

Laura Fleming Owner/Seller

The undersigned certifies that the property located at 3715 Haas Avenue in the Village of Riverside, Illinois has been inspected on the 10th day of June, 2008, and has been determined to be in compliance with all applicable zoning regulations for Area District "2", zoning class R - 3, except as follows:

- Lot does not have the minimum 2200 square foot area required for R-3.
- Lot does not have the 50 foot front lot width required for R-3.
- Lot does not have the average lot width of 44 feet required for R-3.
- Ratio of total square footage of buildings to lot area exceeds 30% allowed.
- Ratio of total impervious surfaces to lot area exceeds the 65% allowed.

Where a non-conforming use, building, or structure has been noted above with respect to the subject property o any building or structure located thereon, such use, building or structure may not be reconstructed, altered, enlarged, or relocated except as provided in Sections 10(D) (1) through (4) of the Zoning Ordinance. Such use, building, or structure shall be discontinued upon its destruction, removal or replacement as provided in 10(D)(5) of said Zoning Ordinance.

Inspected by:

Don Forney

June 10, 2008

An Inspection Fee has been paid in the amount of: \$175.00

A final water bill for the subject property has been paid in the amount of: \$58.45

By virtue of the issuance of this Certificate of Compliance, the Village of Riverside does not guarantee the condition of the property, or its suitability or fitness for the purpose for which it is being sold or transferred, 0and the Village shall not be responsible or liable for any claims arising out of the condition of the property or any defects or deficiencies therein, other than its compliance with the provisions of the Riverside Zoning Ordinance.

This Certificate of Compliance must be furnished to the Buyer of the subject property at time of closing.

Compliance\haas3715cc061008