



STATE OF ILLINOIS  
County of \_\_\_\_\_

**UNOFFICIAL COPY**

NEIL FLEMING

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT  
NEIL FLEMING

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 he signed, sealed and delivered the  
instrument as his 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 hand and notarial seal, this 22nd day of MAY, 2008.

My commission expires on November 15, 2010.

*Leticia Haro*  
Notary Public

IMPRESS SEAL HERE



\_\_\_\_\_ COUNTY - ILLINOIS TRANSFER STAMP

\* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:  
The Law Offices of Stuart P. Krauskopf, P.C.  
30 North LaSalle St. Suite 3124  
Chicago, IL 60602

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4,  
REAL ESTATE TRANSFER ACT

DATE: 10/23/08  
*Neil Fleming*  
Signature of Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: ( 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: ( 55 ILCS 5/3-5022)

**QUIT CLAIM DEED**  
ILLINOIS STATUTORY

FROM

Neil Fleming

TO

Jim Fleming

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

PARCEL 1:  
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 SECONDS 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 DEGREES 54 MINUTES 06 SECONDS WEST 70.29 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 107.86 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 19.85 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
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, ILLINOIS.

Cook County Clerk's Office

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

Dated 5-27- \_\_\_\_\_, 2008

Signature: Neil Fleming  
Grantor or Agent

Subscribed and sworn to before me  
By the said Neil Fleming  
This 27, day of May, 2008  
Notary Public Leticia Haro



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.

Date 5-27-08 \_\_\_\_\_, 2008

Signature: James Fleming  
Grantee or Agent

Subscribed and sworn to before me  
By the said James Fleming  
This 27, day of May, 2008  
Notary Public Leticia Haro



**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**

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

**CERTIFICATE OF COMPLIANCE**

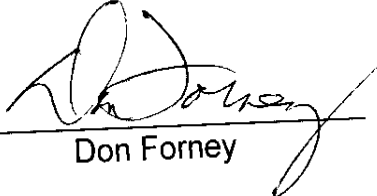
Laura Fleming  
Owner/Seller

The undersigned certifies that the property located at 3715 Haas Avenue in the Village of Riverside, Illinois has been inspected on the 10<sup>th</sup> 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 or 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:

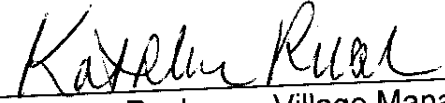
  
Don Forney

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, and 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.

  
Kathleen Rush,

Village Manager

6 10 08  
Date

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