

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Illinois Statutory  
(Individuals to Individual)

CAUTION: CONSULT A  
LAWYER BEFORE USING  
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FORM. NEITHER THE  
PUBLISHER NOR THE SELLER  
OF THIS FORM MAKES ANY  
WARRANTY WITH RESPECT  
THERE TO, INCLUDING ANY  
WARRANTY OF MERCHANT  
ABILITY OR FITNESS FOR A  
PARTICULAR PURPOSE

MAIL TO:  
RESIDENTIAL TITLE SERVICES  
1910 S. HIGHLAND AVE.  
SUITE 202  
LOMBARD, IL 60148



Doc#: 0827005118 Fee: \$66.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/26/2008 12:25 PM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

THE GRANTOR(S)

**JUAN D. FAVELA, MARRIED TO MARIA ELENA FAVELA AND ELENA VARELAS A/K/A  
ELENA FAVELA, DIVORCED AND NOT SINCE REMARRIED**

of the City of LYONS, County of COOK, State of ILLINOIS for the consideration of \$10.00 (Ten and 00/100's Dollars), and other good and valuable considerations, in hand paid, CONVEY(S) and QUIT CLAIM(S) to

**ELENA FAVELA**

**8030 RIVER WALK DRIVE, UNIT 3F, LYONS, IL 60534**

(Name and Address of Grantees)

not in Tenancy in Common, but in SOLE TENANCY, all interest in the following, described Real Estate situated in COOK County, Illinois, commonly known as

**8030 RIVER WALK DRIVE, UNIT 3F LYONS, IL 60534**, (street address) and legally described as follows:

**SEE APPENDIX "A" ATTACHED HERETO AND MADE A PART HEREOF**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in sole tenancy forever.

Permanent Real Estate Index Number(s): **18-02-204-016-1027 AND 18-02-204-016-1086**

Address(es) of Real Estate:

**8030 RIVER WALK DRIVE, UNIT 3F  
LYONS, IL 60534**

*4hC  
gfy*

# UNOFFICIAL COPY

DATED this 22 day of August, 20 08.

Please print or type name(s) below signature(s)

Juan D. Favela (SEAL)  
JUAN D. FAVELA

Maria Elena Favela (SEAL)  
MARIA ELENA FAVELA

Elena Varelas (SEAL)  
ELENA VARELAS

E Favela (SEAL)  
(A/K/A) ELENA FAVELA

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Juan D. Favela, Elena Varelas, AKA Elena Favela, & Maria Elena Favela personally known to me to be the same person(s) whose name(s) 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 hand and official seal this 22 day of August, 20 08.

IMPRESS SEAL HERE



Kim Mahlum  
NOTARY PUBLIC

Commission expires on 7-23-11

Prepared By: ELENA FAVELA  
8030 RIVER WALK DRIVE, UNIT #3F, LYONS, IL 60534

Mail To: ELENA FAVELA  
8030 RIVER WALK DRIVE, UNIT #3F, LYONS, IL 60534

Name & Address of Taxpayer: ELENA FAVELA  
8030 RIVER WALK DRIVE, UNIT #3F  
LYONS, IL 60534

EXEMPT UNDER PROVISIONS OF PARAGRAPH EA  
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW DATE: 8/22/08

E Favela  
Signature of Buyer, Seller or Representative

Legal Description

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UNIT 8030-3F AND 8030-PS56 IN THE RIVERWALK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF LOTS 1, 2 AND 3 (EXCEPT THE SOUTHWESTERLY 101 FEET OF SAID LOT 3) OF LUNN'S SUBDIVISION OF 2.5 ACRES IN THE NORTHEAST 1/4 OF SECTION 2, VACATED BARRY POINT ROAD; AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 2, LYING NORTH OF THE NORTH LINE OGDEN AVENUE AND WEST LINE OF JOLIET ROAD, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THE WEST LINE OF JOLIET ROAD (SAID WEST LINE BEING 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 2) AND 108 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG THE WEST LINE OF JOLIET ROAD, 319.31 FEET MEASURED (318.03 FEET MORE OR LESS RECORD) TO THE NORTH LINE OF OGDEN AVENUE; THENCE SOUTH 77 DEGREES 10 MINUTES 19 SECONDS WEST ON THE NORTHERLY LINE OF OGDEN AVENUE, 124.91 FEET TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO JOSEPH J. JANDA AND AGNES JANDA BY DEED DATED JUNE 1, 1948 AND RECORDED JUNE 8, 1948 AS DOCUMENT 14331883, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 73 DEGREES 10 MINUTES 19 SECONDS WEST, ALONG THE NORTHERLY LINE OF OGDEN AVENUE 320.40 FEET, TO THE SOUTHEASTERLY EXTENSION OF THE EASTERLY LINE OF THE SOUTHWESTERLY 101 FEET OF LOT 3 IN LUNN'S SUBDIVISION; THENCE NORTH 47 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY LINE (AND EXTENSION THEREOF) OF THE SOUTHWESTERLY 101 FEET OF SAID LOT 3 IN LUNN'S SUBDIVISION, BEING ALSO A LINE IF EXTENDED WOULD PASS THROUGH A CUT CROSS ON THE TOP OF A CONCRETE WALL, 89.60 FEET (SAID CROSS BEING 21.38 FEET FURTHER NORTHWESTERLY OF THE TERMINUS OF THIS LINE); THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT, 175.49 FEET, SAID CURVE HAVING A RADIUS OF 398.52 FEET, A CHORD DISTANCE OF 174.07 FEET, AND A CHORD BEARING OF NORTH 56 DEGREES 17 MINUTES 42 SECONDS EAST; THENCE SOUTH 59 DEGREES 57 MINUTES 57 SECONDS EAST, 17.66 FEET TO A POINT ON THE NORTHERLY LINE OF VACATED BARRY POINT ROAD, ACCORDING TO DOCUMENT 0010743494; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE NORTHERLY LINE OF VACATED BARRY POINT ROAD, 210.00 FEET; THENCE SOUTH 59 DEGREES 57 MINUTES 57 SECONDS EAST, 49.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID VACATED BARRY POINT ROAD; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD 109.10 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED BY SAID DOCUMENT 14331883; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE, 307.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, AND ALL TAKEN AS TRACT;

EXCEPT THAT PART OF THE AFORESAID TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE PREMISES CONVEYED TO JOSEPH J. JANDA AND AGNES J. JANDA BY DEED DATED JUNE 1, 1948 AND RECORDED JUNE 8, 1948 AS DOCUMENT 14331883, WITH THE NORTHERLY LINE OF OGDEN AVENUE; THENCE NORTH 01 DEGREES 54 MINUTES 57 SECONDS WEST, 27.09 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION; THENCE NORTH 74 DEGREES 02 MINUTES 51 SECONDS WEST, 116.00 FEET; THENCE NORTH 11 DEGREES 57 MINUTES 09 SECONDS EAST, 154.00 FEET; THENCE NORTH 57 DEGREES 19 MINUTES 43 SECONDS EAST, 10.91 FEET TO A POINT ON THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD 109.10 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED BY SAID DOCUMENT 14331883; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE OF PROPERTY CONVEYED, 280.58 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2005 AS DOCUMENT NUMBER 0502834082, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel ID Number: 18-02-204-016-1027 AND 18-02-204-016-1086

Commonly known as: 8030 RIVER WALK DRIVE, UNIT 3F  
LYONS, IL 60534

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## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 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 August 22, 2008

[Signature]  
GRANTOR OR AGENT

STATE OF ILLINOIS )  
                                  ) ss:  
COUNTY OF COOK )

Subscribed and sworn to before me this 22 day of August, 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 August 22, 2008

[Signature]  
GRANTEE OR AGENT

STATE OF ILLINOIS )  
                                  ) ss:  
COUNTY OF COOK )

Subscribed and sworn to before me this 22 day of August, 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 a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act]