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Doc#: 1006704016 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2010 09:54 AM Pg: 1 of 5

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive
St. Paul, MN 55117

Record 134
76188024-1105100

Commitment Number: 2009-3692

This instrument prepared by: Jay Rosenberg, Esq., and reviewed by Ross M. Rosenberg, Esq.,
Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-
9605

After Recording Return to:

~~Empty return address box~~

Exempt: 35 ILCS 200/31-45 (e): Actual Consideration Less Than \$100

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

2134 SBE

08-12-309-021-0000

2009-093934

QUITCLAIM DEED

Robert C. Ipsen and Kathleen L. Ipsen, F/K/A Kathleen L. Garrigan, husband and wife, hereinafter grantors, of Cook County, Illinois, for \$10.00 (ten dollars and no cents) in consideration paid, grant and quitclaim to Robert C. Ipsen and Kathleen L. Ipsen, as joint tenants, hereinafter grantees, whose tax mailing address is 522 S Emerson St., Mount Prospect, IL 60056, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE LEGAL DESCRIPTION OF THE PROPERTY CONVEYED IN THIS DEED IS AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF SOUTH LINE OF THE NORTH 1222 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION WITH THE CENTER LINE OF EMERSON STREET (PRODUCED SOUTH) AS LAID OUT IN PROSPECT HIGHLANDS, A SUBDIVISION OF PART OF THE NORTH 60 RODS OF THE SOUTHWEST 1/4 OF SAID SECTION, THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 1222

Handwritten checklist:

S	✓
P	5
S	N
M	N
SC	✓
E	✓
INT	BY

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FEET OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 189.02 FEET TO A POINT IN WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, THENCE SOUTH ALONG SAID LINE 108.28 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 189.01 FEET TO THE CENTER LINE OF EMERSON STREET (PRODUCED SOUTH) THENCE NORTH ALONG SAID CENTER LINE 108 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 0326102070

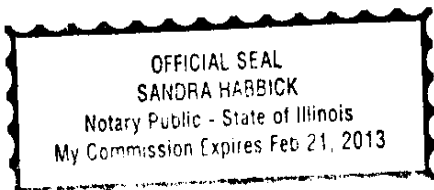
Executed by the undersigned on January 6, 2010:

Robert C. Ipsen
Robert C. Ipsen

Kathleen L. Ipsen FKA Kathleen L. Garrigan
Kathleen L. Ipsen, F/K/A Kathleen L. Garrigan

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on January 6 2010 by Robert C. Ipsen and Kathleen L. Ipsen, F/K/A Kathleen L. Garrigan, who are personally known to me or have produced drivers license identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Sandra Habbick
Notary Public

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

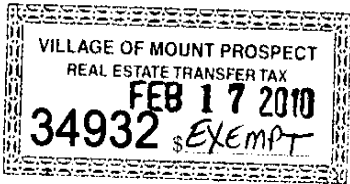
EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 1-12-10

Scott Habak
Buyer, Seller or Representative

Grantees' Names and Address:

Robert C. Ipsen and Kathleen L. Ipsen
522 S Emerson St., Mount Prospect, IL 60056
Send tax statement to grantees



Cook County Clerk's Office

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American Land Title Association

Commitment Forms
Adopted 6/17/06

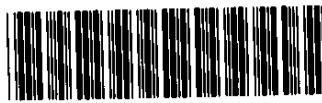
ALTA Commitment Form (REV 6/17/06), Exhibit A

Exhibit A

THE LEGAL DESCRIPTION OF THE PROPERTY CONVEYED IN THIS DEED IS AS FOLLOWS:

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF SOUTH LINE OF THE NORTH 1222 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION WITH THE CENTER LINE OF EMERSON STREET (PRODUCED SOUTH) AS LAID OUT IN PROSPECT HIGHLANDS, A SUBDIVISION OF PART OF THE NORTH 60 RODS OF THE SOUTHWEST 1/4 OF SAID SECTION, THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 1222 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 189.02 FEET TO A POINT IN WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, THENCE SOUTH ALONG SAID LINE 108.28 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 189.01 FEET TO THE CENTER LINE OF EMERSON STREET (PRODUCED SOUTH) THENCE NORTH ALONG SAID CENTER LINE 108 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Sometimes known as: 522 S Emerson St, Mount Prospect IL 60056



+U01105116+

2448 1/13/2010 76188024/1

EnTitle Insurance Company

ALTA CF/6/17/06

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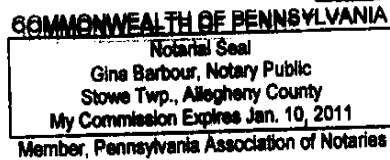
STATEMENT BY GRANTOR AND GRANTEE

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 1-12, 2010

Signature: Scott Bobak
Grantor or Agent

Subscribed and sworn to before me
By the said Notary Public
This 12 day of January, 2010
Notary Public Gina Barbour

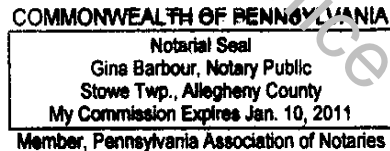


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1-12, 2010

Signature: Scott Bobak
Grantee or Agent

Subscribed and sworn to before me
By the said Notary Public
This 12 day of January, 2010
Notary Public Gina Barbour



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.)