

# UNOFFICIAL COPY



Doc#: 1020250002 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/21/2010 10:08 AM Pg: 1 of 4

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:

1312 Astory Avenue
Winnetka, IL 60093

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

## QUITCLAIM DEED

Geraldine M. Ruff and John Ruff, Wife and Husband, hereinafter grantors, of Cook County, Illinois, for \$10.00 (Ten Dollars and no cents) in consideration paid, grant and quitclaim to Geraldine M. Ruff, Co-Trustee of the Geraldine M. Ruff Trust Agreement dated October 24, 2008 and to John Ruff, Co-Trustee of the Geraldine M. Ruff Trust Agreement dated October 24, 2008 as to an Undivided one-half interest and John Ruff, Co-Trustee of the John Ruff Trust Agreement dated October 21, 2008 and Geraldine M. Ruff, Co-Trustee of the John Ruff Trust Agreement dated October 21, 2008, as to an Undivided one-half, hereinafter grantees, whose tax mailing address is 1312 Astory Avenue, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE ATTACHED EXHIBIT A

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.

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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: \_\_\_\_\_

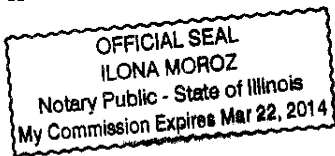
Executed by the undersigned on June 18, 2010

Geraldine M. Ruff  
Geraldine M. Ruff

John Ruff  
John Ruff

STATE OF IL COUNTY OF Lake

The foregoing instrument was acknowledged before me on June 18, 2010 by **Geraldine M. Ruff** and **John Ruff**, who are personally known to me or have produced \_\_\_\_\_ as 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.



Ilona Moroz  
Notary Public

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph 7 Section 31-45, Property Tax Code.

Date: 6/18/10

Geraldine Ruff  
Buyer, Seller or Representative

John Ruff

Grantees' Names and Address:

<b>Geraldine M. Ruff, Co-Trustee and John Ruff, Co-Trustee</b>
<b>Send tax statement to grantees</b>

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Commitment Number: 201985

## SCHEDULE C

### PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE, THE REAL ESTATE SITUATED IN COOK COUNTY, STATE OF ILLINOIS, TO WIT:

LOT 1 IN PRICE'S RESUBDIVISION, BEING A RESUBDIVISION OF LOT 4 AND THE EAST HALF OF LOT 5 AND THE WEST 1.00 FOOT OF LOT 3, IN BLOCK 16 IN CHICAGO, NORTH SHORE LAND COMPANY'S SUBDIVISION, IN SECTIONS 17 AND 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID PRICE'S RESUBDIVISION RECORDED DECEMBER 26, 1996, AS DOCUMENT NUMBER 96973513, IN COOK COUNTY, ILLINOIS.

CKA: 1312 Asbury Avenue , Winnetka, IL, 60093

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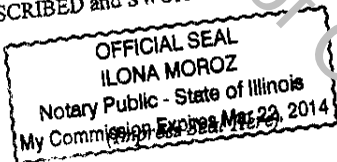
## STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Date: 11/24/09

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



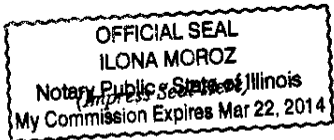
Ilona Moroz  
Notary Public

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.

Date: 11/24/09

Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



Ilona Moroz  
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, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]