



Doc#: 1021131092 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/30/2010 02:39 PM Pg: 1 of 4

QUIT CLAIM DEED

MAIL TO:

John C. Santee
200 E. Evergreen
Suite 116
Mount Prospect, IL 60056

NAME & ADDRESS OF TAXPAYER:

Nancy Balzanto
710 Creekside, #204
Mount Prospect, IL 60056

GRANTOR(S), NANCY BALZANTO, Wife of predeceased Joint Tenant Anthony Balzanto, and JOHN BALZANTO, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), NANCY BALZANTO, JOHN BALZANTO, AND FRANK J. BALZANTO, SR., not as Tenants in Common nor as Tenants by the Entirety, but as Joint Tenants, all interest in the following described real estate:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND
INCORPORATED HEREIN BY THIS REFERENCE

Permanent Index No: 03-27-100-092-1014

Property Address: 710 Creekside Drive, Unit 204, Mount Prospect, IL 60056

SUBJECT TO: (1) General real estate taxes for the year 2010 and subsequent years; (2) Covenants, conditions and restrictions of record, 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 as Tenants in Common nor as Tenants by the Entirety, but as Joint Tenants forever.

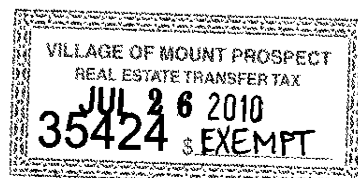
DATED this 6th day of July, 2010.



NANCY BALZANTO



JOHN BALZANTO

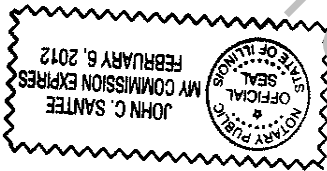


UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that NANCY BALZANTO AND JOHN BALZANTO, personally known to me to be the same persons whose names 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 notary seal, this 6th day of July, 2010.



John C. Santee Notary Public
My commission expires: 02/06/12

Prepared by:
John C. Santee
200 E. Evergreen
Suite 116
Mount Prospect, IL 60056

Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Parcel 1: Unit 204A together with its undivided percentage interest in the common elements in Creekside at Old Orchard Condominium, as delineated and defined in the Declaration recorded as document number 96261584, as amended from time to time, in the Northwest Quarter of Section 27 and the East Half of the Northeast Quarter of Section 28, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P37A and Storage Space S37A, limited common elements as delineated and defined in the aforesaid declaration recorded as document number 96261584.

Parcel 3: Easement for ingress and egress in favor of Parcel 1 created by the aforesaid declaration recorded as document number 96261584.

EXHIBIT A

UNOFFICIAL COPY

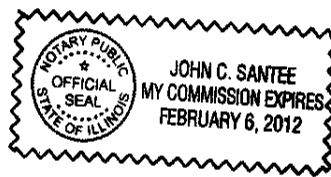
STATEMENT BY GRANTOR AND GRANTEE

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: July 6, 2010. Signature: John S. Goble
Grantor or Agent

SWORN TO AND SIGNED before me
this 6th day of July, 2010.

John C. Santee
NOTARY PUBLIC

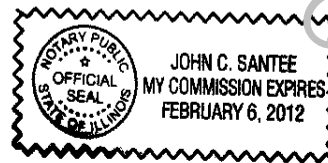


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: July 6, 2010. Signature: John S. Goble
Grantee or Agent

SWORN TO AND SIGNED before me
this 6th day of July, 2010.

John C. Santee
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity or a grantee shall be guilty of a Class C misdemeanor for the first offense and of Class A misdemeanor for subsequent offenses.

(Attach to deed or BI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)