

# UNOFFICIAL COPY



Doc#: 1029304077 Fee: \$64.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/20/2010 01:58 PM Pg: 1 of 3

**PREPARED BY:**

Denise Ruane and Brian Zvokel  
124 Augusta Drive  
Palos Heights, IL 60463

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

@ 10/21/2010 - 01  
REC-1

The GRANTOR, DENISE RUANE, AS TRUSTEE OF THE RUANE ZVOKEL LAND TRUST, of 124 Augusta Drive, Palos Heights, IL 60463, for and in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, CONVEYS and QUITCLAIMS to GRANTEE, DENISE RUANE AND BRIAN ZVOKEL, of 124 Augusta Drive, Palos Heights, IL 60463 the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

PARCEL 1: LOT 15 IN WESTGATE VALLEY ESTATES UNIT 1, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN EASEMENT FOR THE ENJOYMENT AND USE OF THE COMMON AREAS AS DISCLOSED ON EXHIBIT "A" OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 13, 1999 AS DOCUMENT 99465828, IN COOK COUNTY, ILLINOIS.

PARCEL ID #24-31-214-015-0000

THIS BEING THE SAME PROPERTY CONVEYED TO DENISE RUANE, AS TRUSTEE OF THE RUANE ZVOKEL LAND TRUST FROM DENISE RUANE, WITH AN UNDIVIDED TWO THIRDS INTEREST, AND BRIAN ZVOKEL, WITH AN UNDIVIDED ONE-THIRD INTEREST IN A DEED DATED NOVEMBER 7, 2008 AND RECORDED JANUARY 20, 2009 AS INSTRUMENT NO. 0902016038.

Commonly known as: 124 Augusta Drive, Palos Heights, IL 60463

SPS  
SC  
INT

# UNOFFICIAL COPY

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 31<sup>st</sup> day of AUGUST, 2010

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, PROPERTY TAX CODE.

**RUANE ZVOKEL LAND TRUST**

Denise Ruane, Trustee  
**DENISE RUANE, TRUSTEE**

Affix Transfer Tax Stamp Or Exempt under provisions of Paragraph <u>E</u> , Section 31-45, Property Tax Code (35 ILCS 200/31-45)	
Date <u>08-31-10</u>	<u>Nile [Signature]</u> Buyer, Seller, or Representative

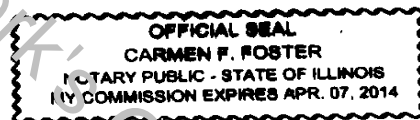
STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public of the County and State aforesaid, CERTIFY that DENISE RUANE 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 she signed and delivered the instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this 31<sup>st</sup> day of AUGUST, 2010.

[Signature]  
SIGNATURE OF NOTARY  
MY COMMISSION EXPIRES ON: APRIL 7, 2014  
MY COMMISSION NUMBER: 557986

(Notarial Seal)



MAIL TAX STATEMENTS TO THE ADDRESS PROVIDED ABOVE



•U01493293•

7410 9/8/2010 76612757/1

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

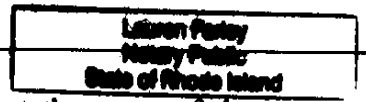
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 10/7/2010, 20\_\_\_\_ Signature: Jaclyn Emma  
Grantor or Agent

Subscribed and sworn to before  
Me by the said NOTARY PUBLIC  
this 7<sup>th</sup> day of OCTOBER,  
2010.

JACLYN EMMA, TITLE AGENT  
FOR DENISE RUANE

NOTARY PUBLIC Lauren Farley



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 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 10/7, 2010 Signature: Jaclyn Emma  
Grantee or Agent

Subscribed and sworn to before  
Me by the said NOTARY PUBLIC  
This 7<sup>th</sup> day of OCTOBER,  
2010.

JACLYN EMMA, TITLE AGENT  
FOR DENISE RUANE AND  
BRIAN ZUCKER

NOTARY PUBLIC Lauren Farley



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)