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QUIT CLAIM DEED Statutory (ILLINOIS) (General)

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Doc#: 1205845008 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/27/2012 09:18 AM Pg: 1 of 3

THE GRANTOR (NAME AND ADDRESS)

John R. Keller, a widower

(The Above Space For Recorder's Use Only)

of the CITY of Chicago County
of COOK, State of ILLINOIS
for and in consideration of Ten and No/100 - - - DOLLARS,
in hand paid, CONVEY S and QUIT CLAIM S to

Beverly Koller

(NAMES AND ADDRESS OF GRANTEES)

all interest in the following described Real Estate situated in the County of Cook
in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and
by virtue of the Homestead Exemption Laws of the State of Illinois.

I hereby declare that the attached represents a transaction exempt under the
provisions of 35 ILCS 200/31-45(e), Real Estate Transfer Tax Act. ✓

Date: 1-18-2012 John Keller

Permanent Index Number (PIN): 02-24-105-023-1060 ✓

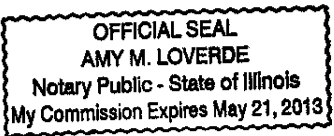
Address(es) of Real Estate: 945 E. Kenilworth, Unit 302, Palatine, IL 60067 ✓

DATED this 18 day of January 2012

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

(SEAL) John R. Keller (SEAL)
John R. Keller
(SEAL) (SEAL)

State of Illinois, County of Lake ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that



John R. Keller, a widower

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 he signed, sealed and delivered the said
instrument as his free and voluntary act, for the uses and purposes
therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 18th day of January 2012

Commission expires May 21 2013 Amy M. LoVerde
NOTARY PUBLIC

This instrument was prepared by Vito P. LoVerde 729 Saddlewood Dr., Wauconda, IL 60084
(NAME AND ADDRESS)

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Legal Description

of premises commonly known as 945 E. Kenilworth, Unit 302, Palatine, Il. 60067

UNIT 302 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOTS 6 AND 7 TAKEN AS A TRACT, EXCEPT THEREFROM THAT PART LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 6, THENCE NORTH 1 DEGREE 57 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF LOT 6 FOR A DISTANCE OF 10 FEET FOR A POINT OF BEGINNING THENCE SOUTH 75 DEGREES 00 MINUTES WEST 145.00 FEET, THENCE SOUTH 6 DEGREES 20 MINUTES 03 SECONDS WEST FOR 68.00 FEET TO THE SOUTH WEST CORNER OF SAID LOT 6, ALSO EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION (BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 28, 1970 AS DOCUMENT NO. 2536651), ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO UNDIVIDED.86504 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY ILLINOIS. ALSO

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS FOLLOWS: (A) EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION FILED DECEMBER 28, 1970 AS DOCUMENT NO. LR 2536651 (B) RECIPROCAL EASEMENT FOR THE INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF EASEMENTS DATED JUNE 25, 1973 AND FILED JULY 3, 1973 AS DOCUMENT NO LR 2702046, ALL IN COOK COUNTY, ILLINOIS.

PIN: 02-24-105-023-1060

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:	<u>The Law Office of Vito Placik</u> (Name)	<u>Beverly Kolier</u> (Name)
	<u>739 Saddlewood Dr</u> (Address)	<u>1602 W Haddon Ave</u> (Address)
	<u>Woodridge, IL 60084</u> (City, State and Zip)	<u>Arlington Heights, IL</u> <u>60004</u> (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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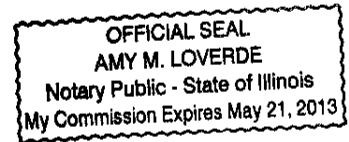
STATEMENT BY GRANTOR AND GRANTEE

945 E Kenilworth
Unit 306 Palatine, IL. 60067

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 January 18, 20 12 Signature Joe A. Keller
Grantor or Agent

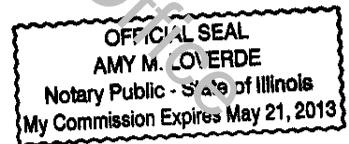
Subscribed and sworn to before
me by the said John Keller affiant
this 18th day of January,
20 12.
Notary Public Amy M. Loverde



The grantee or his agent affirms and verified 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 acquired and hold title 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 Feb. 15, 20 12 Signature Beverly M. Keller
Grantee or Agent

Subscribed and sworn to before
me by the said Beverly Keller affiant
this 15 day of February,
20 12.
Notary Public Amy M. Loverde



Note: Any person who knowingly submits a false statement concerning the identify 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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)