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QUIT CLAIM DEED

Statutory (Illinois)

Doc#: 1208218050 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/22/2012 03:36 PM Pg: 1 of 4

Above Space for Recorder's use only

THE GRANTOR, JAMES A. WILHELM, a married man, of the Village of Mount Prospect, County of Cook, State of Illinois, for the consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to JAMES A. WILHELM and CARRIE A. WILHELM, husband and wife, of 1439 West Bonita Avenue, Mount Prospect, Illinois 60056 the following described Real Estate situated in Cook County, State of Illinois, as joint tenants with right of survivorship and not as tenants in common:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

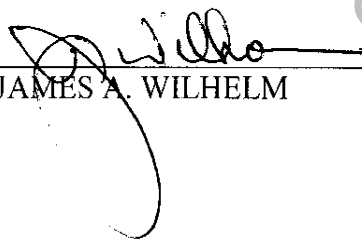
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 09-16-303-029-1015

Address of Real Estate: 1653 River Street, Unit 403, Des Plaines, Illinois 60016

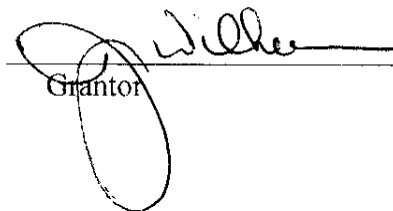
DATED as of the 23 day of February, 2012.

Exempt under Provisions of
Sub-Paragraph (E) of the Real Estate
Transfer Tax Law 35 ILCS 200/31-45;
Cook County Ordinance 93-0-27,
Paragraph E; and Sec. 4-3E-7(d) of City
of Des Plaines Real Estate Tax
Ordinance.



JAMES A. WILHELM

Date: FEBRUARY 23, 2012



Grantor

Exempt deed or instrument
eligible for recordation
without payment of tax.



S. Brown 3/19/12
City of Des Plaines

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES A. WILHELM, a married man, of Mount Prospect, Illinois, personally known to me to be the same person whose name is subscribed to the foregoing instrument, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, acknowledged, 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, if any.

WITNESS my hand and official seal, this 23 day of February, 2012.



NOTARY PUBLIC

Commission expires: 11/20/2013

*Impress
Seal
Here*

This instrument was prepared by: Mark W. Weisbard, Esq., Dykema Gossett PLLC, 10 South Wacker Drive, Suite 2300, Chicago, Illinois 60606

MAIL TO:
Mark W. Weisbard, Esq.
Dykema Gossett PLLC
10 South Wacker Drive, Suite 2300
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:
James A. Wilhelm
1439 West Bonita Avenue
Mount Prospect, IL 60056

UNOFFICIAL COPY**EXHIBIT "A"****Legal Description**

UNIT 403 IN RIVER STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 3 IN JOHN ALLES JR.'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6 IN TOWN OF RAND, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1, 2, 3, 4, 5, 6 AND 7 LYING EASTERLY OF THE WESTERLY LINE OF LOT 7 EXTENDED SOUTHERLY, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 12, 1986 AND KNOWN AS TRUST NUMBER 17491749 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON NOVEMBER 20, 1991 AS DOCUMENT NUMBER 9161006, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDMENTS TO SAID DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS TO SAID DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PARCEL 2: THAT PART OF LOTS 1 THROUGH 5, INCLUSIVE, IN TOWN OF RAND, A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EASTERLY OF AND ADJOINING BLOCK 3 OF JOHN ALLES JR.'S SUBDIVISION, TOWNSHIP AND RANGE AFORESAID, AND WHICH LIES SOUTH OF THE SOUTH LINE OF RIVER STREET EXTENDED EAST AND WHICH LIES NORTH OF THE SOUTH LINE OF THE VACATED ALLEY SOUTH OF AND ADJOINING SAID BLOCK 3 AND SAID LINE EXTENDED EAST, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-10 AND STORAGE SPACE S-20.

GRANTOR ALSO HERBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY PREPROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Commonly known as: 1653 River Street, Unit 403, Des Plaines, Illinois 60016

PIN: 09-16-303-029-1015

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STATEMENT BY GRANTOR AND GRANTEE

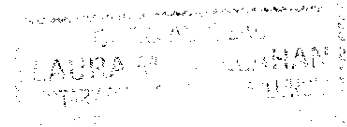
The grantor or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated February 23, 2012.

Signature:  (Grantor or Agent or Attorney)

Subscribed and sworn to before me by the this 23 day of February, 2012.

 (Notary Public)

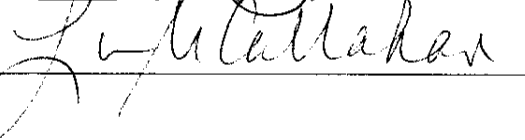


The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated February 23, 2012.

Signature:  (Grantee or Agent or Attorney)

Subscribed and sworn to before me by the this 23 day of February, 2012.

 (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 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.]