

UNOFFICIAL COPY



Doc#: 1310026107 Fee: \$44.00
RHSP Fee:\$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/10/2013 11:29 AM Pg: 1 of 4



First American Title Insurance Company

QUIT CLAIM DEED
ILLINOIS STATUTORY
Individual

13099 SOUTHWEST

1/2

THE GRANTOR(S) JOHN J. RUTKOWSKI, a married man, of the Village of Palos Heights, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to JOHN J. RUTKOWSKI and ALLISON M. RUTKOWSKI as husband and wife, as tenants by the entirety of the Village of Palos Heights, County of Cook, State of Illinois all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General real estate taxes for 2012 and subsequent years, building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

EXEMPT UNDER PROVISIONS OF PARAGRAPH(e), SECTION 31-45, PROPERTY TAX CODE.

Permanent Real Estate Index Number(s): 24-32-300-056-1100
Address(es) of Real Estate: 13274 Greenleaf Court, Palos Heights, Illinois 60463

Dated this 22ND day of MARCH, 20 13

JOHN J. RUTKOWSKI

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Title Search Department

S Y
P 3GG
S N
SC Y
INT Y

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, JOHN J. RUTKOWSKI, a married man, personally known to me to be the same person(s) whose name(s) are 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.

Given under my hand and official seal, this 22ND day of MARCH, 20 13



Christine A. Hunt (Notary Public)

Prepared by:
Mary E. Burda
Attorney at Law
834 N. LaGrange Road
LaGrange Park, IL 60526

Mail to:
Mary E. Burda
Attorney at Law
834 N. LaGrange Road
LaGrange Park, IL 60526

Name and Address of Taxpayer:
John J. Rutkowski
13274 Greenleaf Court
Palos Heights, IL 60463

UNOFFICIAL COPY

Exhibit "A" – Legal Description

UNIT 13274 IN FOREST RIDGE AT WESTGATE VALLEY CONDOMINIUMS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN FOREST RIDGE AT WESTGATE VALLEY, BEING A SUBDIVISION IN THAT PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2000 AS DOCUMENT NUMBER 00250556 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 15, 2000 AS DOCUMENT NUMBER 00899505; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT A S SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

STATEMENT BY GRANTOR AND GRANTEE

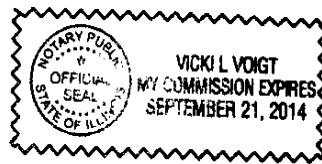
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold 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 3/22/13 [Signature]
Signature of Grantor or Agent

Subscribed and sworn to before me this

12th day of April, 2012
Day Month Year

[Signature]
Notary Public



The grantee or the grantee's 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.

Dated 3/22/13 [Signature]
Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

12th day of April, 2012
Day Month Year

[Signature]
Notary Public

