

UNOFFICIAL COPY



QUIT CLAIM DEED - TENANCY BY THE ENTIRETY

Doc#: 1331748030 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/13/2013 10:51 AM Pg: 1 of 4

GRANTORS, Ronald Stewart and Maureen Stewart, husband and wife, and Debra Swiatek (formerly known as Debra A. Stewart) and Kathryn M. Stewart, of 7051 W. Touhy Ave., Unit 209, Niles, Illinois 60714

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEY and QUIT CLAIM TO THE GRANTEES:

Ronald A. Stewart and Maureen R. Stewart, husband and wife, of 7051 W. Touhy Ave., Unit 209, Niles, Illinois 60714, not as joint tenants and not as tenants in common, but as TENANTS BY THE ENTIRETY, the following described real estate:

For Recorder's Use

SEE EXHIBIT "A" ATTACHED HERETO

PERMANENT INDEX NUMBER: 10-31-100-014-1009

Commonly known as: 7051 W. Touhy Ave., Unit 209, Niles, Illinois 60714

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT THE CLIENT'S REQUEST

SUBJECT TO: (1) Real estate taxes for the year 2012 and subsequent years. (2) Covenants, conditions and restrictions apparent or of record. (3) All applicable zoning laws and ordinances;

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 Joint Tenants and not as Tenants in Common but as **TENANTS BY THE ENTIRETY** forever.

DATED this 22 day of October, 2013.

Ronald Stewart

Maureen Stewart

STATE OF ILLINOIS)
COUNTY OF COOK)

On this 22 day of October, 2013 appeared before me Ronald Stewart and Maureen Stewart, personally known to me, and acknowledged that they executed the foregoing instrument as their free and voluntary act. Official Seal

Bartosz Bak
Notary Public State of Illinois
My Notary Public Commission Expires 03/01/2016

10-29-13
VILLAGE OF NILES
REAL ESTATE TRANSFER TAX RR
7051 Touhy #209
20723 \$ Exempt

Exempt Under Provisions of Paragraph (e) Section 31-45, (Property Tax Code, Real Estate Transfer Tax Law)

Attorney
October 29, 2013
Date

UNOFFICIAL COPY

Debra Swiatek

Debra Swiatek, f/k/a Debra A. Stewart

STATE OF ILLINOIS)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Debra Swiatek, 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, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

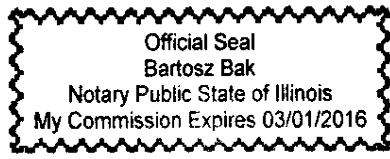
Given under my hand and official seal this 22 day October, 2013.

[Signature]

Notary Public

Kathryn M. Stewart

Kathryn M. Stewart



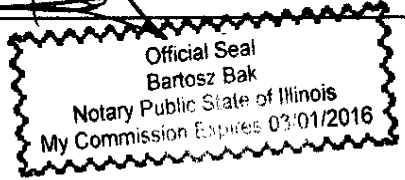
STATE OF ILLINOIS)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathryn M. Stewart, 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, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 22 day October, 2013.

[Signature]

Notary Public



Deed prepared by: Aaron E. Ruswick Huck Bouma PC 1755 S. Naperville Road, #200 Wheaton, Illinois 60189	Send tax bill to: Ronald A. Stewart and Maureen R. Stewart 7051 W. Touhy Ave., Unit 209 Niles, Illinois 60714	After recording return to: Aaron E. Ruswick Huck Bouma PC 1755 S. Naperville Road, #200 Wheaton, Illinois 60189
---	---	--

UNOFFICIAL COPY

EXHIBIT " A "

LEGAL DESCRIPTION: 7051 WEST TOUHY AVENUE, UNIT NO. 209, NILES IL

UNIT 209 IN THE 7051 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 383.61 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 439.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 112.33 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 273.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 112.33 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 273.17 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 2, 1998 AS DOCUMENT NUMBER 98086461 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P56 AND P69 AND INDOOR STORAGE SPACE S56 AND S69 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98086461.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185484 AS AMENDED FROM TIME TO TIME.

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 October 29, 2013

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said Aaron E. Ruswick
This 29th day of October, 2013
Notary Public Diane B Cook



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.

Date October 29, 2013

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said Aaron E. Ruswick
This 29th day of October, 2013
Notary Public Diane B Cook



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.)