

# UNOFFICIAL COPY



1514826096

**PREPARED BY:**

Robert V Borla  
6912 S. Main Street, #200  
Downers Grove, IL 60516

Doc#: 1514826096 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/28/2015 02:45 PM Pg: 1 of 3

15011801216  
150111051

**MAIL TAX BILL TO:**

HP Illinois, LLC  
180 North Stelson Ave., Suite 3650  
Chicago, IL 60601

*1 of 2*

**MAIL RECORDED DEED TO:**

Borla, North & Associates, PC  
6912 S. Main Street, #200  
Downers Grove, IL 60516

**QUITCLAIM DEED**  
Statutory (Illinois)

THE GRANTORS, Lynne M. Ruffolo as Successor Trustee of the Elsie M. Vlach Declaration of Trust, as to an undivided one-half interest, of the City of North Riverside, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUITCLAIM(S) to the Jaclyn M Ruffolo Trust dated September 29, 2008 & known as Trust 92908-1, Martin J. Drechen, Trustee, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

The South 5 feet of Lot 20 and all of Lot 21 in Block 7 in Walter G. McIntosh and Company's 22nd Street Addition, being a subdivision of that part of the North 100 acres of the Northwest quarter of Section 25, Township 39 North, Range 12 East of the Third Principal Meridian, lying North of the Chicago, Madison and Northern Railroad Company right-of-way in Cook County, Illinois.

Permanent Index Number(s): 15-25-106-042-0000  
Property Address: 2252 Northgate Avenue, North Riverside, IL 60546

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 11th Day of May 20 15

\*LYNNE M. RUFFOLO ALSO STATES AT THE TIME OF HER EXECUTION AS GRANTOR IN QUITCLAIM DEEDS RECORDED MAY 5, 2000 TO THE ELSIE M. VLACH LIVING TRUST RECORDED AS DOCUMENT 00318004 AND TO THE CLARENCE G. VLACH LIVING TRUST AS DOCUMENT 00318005, HER MARITAL STATUS WAS MARRIED TO RAYMOND F. RUFFOLO, BUT NEITHER SHE NOR RAYMOND LIVED IN THE PROPERTY AS THEIR HOMESTEAD.

The Elsie M. Vlach Living Trust

By: *Lynne M. Ruffolo*  
Lynne M. Ruffolo as Successor Trustee

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Drive, STE 2100  
Chicago, IL 60606-1650  
Attn: Search Department

*Y*  
*366*  
*N*  
*W*  
*W*

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

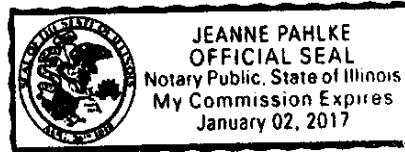
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lynne M. Ruffolo as Successor Trustee of The Elsie M. Vlach Living Trust, as to an undivided one-half interest, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

# UNOFFICIAL COPY

Given under my hand and notarial seal, this 13 Day of May 20 15

Jeanne Pahlke  
Notary Public  
My commission expires: 1-2-2017

Exempt under the provisions of paragraph 4e  
Signature of Seller, Buyer, or ~~Attorney~~ Agent: Bonla agent  
5/13/15



Property of Cook County Clerk's Office

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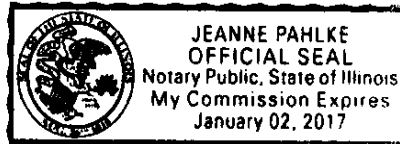
## STATEMENT BY GRANTOR AND GRANTEE

The ~~grantor~~ <sup>her</sup> ~~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 5-13- 20 15

Signature: *Lynne M. Ruffalo*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Lynne M. Ruffalo  
This 13 day of May, 2015  
Notary Public Jeanne Pahlke

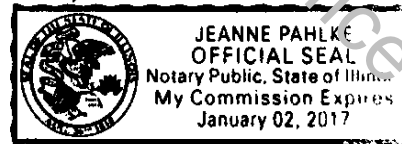


The ~~grantee~~ <sup>her</sup> ~~his~~ agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 5-13- 2015

Signature: *Jaclyn Ruffalo Guerra*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Jaclyn Ruffalo Guerra  
This 13<sup>th</sup> day of May, 2015  
Notary Public Jeanne Pahlke



**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.)