

# UNOFFICIAL COPY



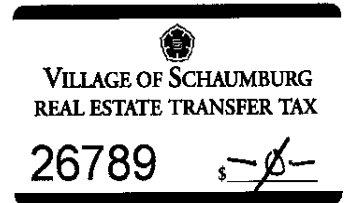
## QUIT CLAIM DEED Statutory (Illinois)

Doc#: 1527255002 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 09/29/2015 09:58 AM Pg: 1 of 4

THE GRANTOR, KRISTA M. RUDDY,  
divorced and not since remarried, residing at 271  
Driftwood, Schaumburg, IL in the County of  
Cook, State of Illinois for and in consideration of  
TEN AND NO/100 DOLLARS (\$10.00) and  
other good and valuable consideration in hand  
paid, CONVEYS and QUIT CLAIMS unto

*JAMES RUDDY, III, divorced and not since remarried, 271 Driftwood, Schaumburg,  
IL, 60193* all interest in the following described real estate situated in the City of  
Schaumburg, IL and the County of Cook and State of Illinois, to wit:

### LEGAL DESCRIPTION ATTACHED



PERMANENT INDEX NUMBER (PIN): 07-24-303-017-1297

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

Property Address: 271 Driftwood, Schaumburg, IL 60193

DATED this 13 day of January 2015.

*Krista M. Ruddy* (Seal)  
KRISTA M. RUDDY

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the said County, in the State  
aforesaid, DO HEREBY CERTIFY that KRISTA M. RUDDY, divorced and not since  
remarried, 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

# UNOFFICIAL COPY

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



notarial seal, this 13th day of January 2015

(Seal) *Ellen Brady Mueller*  
Notary Public

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Act.

9-17-2015  
Date

*Ann C. Brady*  
Representative

This instrument was prepared by:  
Ann C. Brady, Esq.  
157 North Brockway, 2nd Floor  
Palatine, IL 60067  
847-221-5302

MAIL TO:  
Ann C. Brady, Esq.  
157 North Brockway, 2nd Floor  
Palatine, IL 60067

SEND SUBSEQUENT TAX BILLS TO:  
James Ruddy, III  
271 Driftwood  
Schaumburg, IL, 60193

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

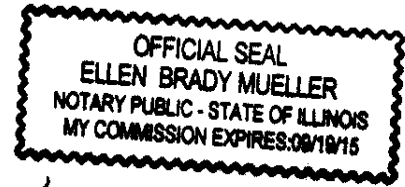
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her agent affirms that, to the best of 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 title to real estate under the laws of the State of Illinois.

Dated: 1/13, 2015 Signature [Signature]  
Grantor or Agent

Subscribed & sworn to before me  
this 13th day of January, 2015

NOTARY PUBLIC [Signature]



The Grantee 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 13, 2015 Signature [Signature]  
Grantee or Agent

Subscribed & sworn to before me  
this 13th day of January, 2015

NOTARY PUBLIC [Signature]



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 of AB1 to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4, of the Illinois Real Estate Transfer Act.)

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

**Legal Description:**

Parcel 1: Unit No. 3123RC1, as delineated on a Survey of a Parcel of land being a part of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 41 North, Range 10, East of the Third Principal Meridian, and the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 41 North, Range 10, East of the Third Principal Meridian (hereinafter referred to as "Development Parcel"):

Which Survey is attached as Exhibit "A" to Declaration of Condominium made by Central National Bank in Chicago, as Trustee under Trust Agreement dated April 9, 1974, and known as Trust No. 20534, recorded in the Office of the Recorder of Cook County, Illinois as Document No. 22925344; together with a percentage of the common elements appurtenant to said Units as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with amended declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended declarations are filed of record, in the percentages set forth in such amended Declaration which percentages shall be deemed to be conveyed effective on the recording of such amended Declaration as though conveyed hereby.

Parcel 2: A perpetual and exclusive easement in and to Garage Unit No. G3123RC1, as delineated on Survey attached as Exhibit "A" to Declaration of Condominium recorded as Document No. 22925344 and as set forth in amendments thereto recorded as Document Numbers 22937531, 22939426, 22969592, 23056564, 23129157, 23188446, 23244162, 23314062, 23359297, 23418682, 23483798, 23524819, 23548026, 23587318, 23640350, 23671415.

**Permanent Index Number:**

Property ID: 07-24-303-017-1297

**Property Address:**

271 Driftwood  
Schaumburg, IL 60193

Cook County Clerk's Office