

# UNOFFICIAL COPY

**QUIT CLAIM DEED**  
**Statutory (Illinois)**  
**Individual to Individual**



Doc#: 1607750013 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/17/2016 01:24 PM Pg: 1 of 4

THE GRANTORS

THOMAS P. RUANE and  
KATHLEEN P. RUANE,  
husband and wife,  
of the City of Park Ridge, 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 GRANTEE(S)

K3T2, Inc., an Illinois Corporation the following described Real Estate situated in the County of Cook,  
in the State of Illinois, to wit:

## LEGAL DESCRIPTION

SEE ATTACHED  
"EXHIBIT A"

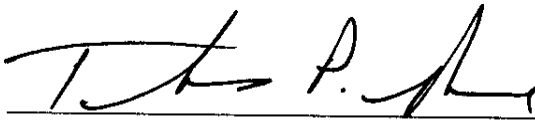
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the  
State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of closing and restrictions of  
record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Index Number(s): 02-01-200-041-0000

Property Address: 2294 W. NICHOLS ROAD, ARLINGTON HEIGHTS, IL 60004

DATED this 27<sup>th</sup> day of July, 2015.

 (Seal)

THOMAS P. RUANE

 (Seal)

KATHLEEN P. RUANE

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STATE OF ILLINOIS )

COUNTY OF COOK )

I, Maureen Mulroe, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas Ruane and Kathleen P. Ruane, personally known to me to be the same person whose name is subscribed to the foregoing instruments, 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, including the release and waiver of homestead.

Given under my hand and official seal,  
this 27<sup>th</sup> day of July, 2015.

(Seal)



*Maureen Mulroe*  
\_\_\_\_\_  
Notary Public

Commission Expires:

State of Illinois - Department of Revenue  
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of paragraph (e), Section 4, of the Real Estate Transfer Act.  
Ch. 35, Para. 200/31-45. (NO TAXABLE CONSIDERATION).

*John G. Mulroe*  
\_\_\_\_\_  
Clerk's Office

NAME AND ADDRESS OF PREPARER:

John G. Mulroe, P.C.  
Attorney at Law  
6687 N. Northwest Highway  
Chicago, Illinois 60631

MAIL TO:

John G. Mulroe, P.C.  
Attorney at Law  
6687 N. Northwest Highway  
Chicago, Illinois 60631

SEND SUBSEQUENT TAX BILLS TO:

K3T2, Inc.  
823 S. Courtland Ave.  
Park Ridge, IL 60068

"EXHIBIT A"  
UNOFFICIAL COPY

Property Address: 2294 W. NICHOLS ROAD,  
ARLINGTON HEIGHTS IL 60004

Legal Description:

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1065.41 FEET NORTH AND 556.22 FEET WEST OF THE SOUTH EAST CORNER OF SAID NORTH WEST QUARTER OF THE NORTHEAST QUARTER, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO, (SAID EAST LINE HAVING AN ASSUMED BEARING OF DUE NORTH FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 62 DEGREES 00 MINUTES 00 SECONDS WEST, 8.0 FEET; THENCE NORTH 28 DEGREES 00 MINUTES 00 SECONDS WEST, 71.75 FEET; THENCE NORTH 62 DEGREES 00 MINUTES 00 SECONDS EAST, 35.04 FEET; THENCE SOUTH 72 DEGREES 59 MINUTES 52 SECONDS EAST, 9.02 FEET; THENCE SOUTH 27 DEGREES 54 MINUTES 28 SECONDS EAST, 4.59 FEET THENCE SOUTH 83 DEGREES 45 MINUTES 32 SECONDS EAST, 11.25 FEET TO A POINT 1133.54 FEET NORTH AND 544.07 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH WEST QUARTER OF THE NORTHEAST QUARTER, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO; THENCE SOUTH 28 DEGREES 00 MINUTES 00 SECONDS EAST, 41.37 FEET; THENCE SOUTH 28 DEGREES 44 MINUTES 05 SECONDS WEST, 11.80 FEET; THENCE SOUTH 62 DEGREES 00 MINUTES 26 SECONDS WEST, 26.23 FEET; THENCE SOUTH 17 DEGREES 00 MINUTES 01 SECONDS WEST, 9.35 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED AUGUST 18, 1977 AND RECORDED SEPTEMBER 23, 1977 AS DOCUMENT 24119679 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1975 AND KNOWN AS TRUST NUMBER 49107 TO ANTONIO M. DEDATO DATED OCTOBER 16, 1978 AND RECORDED NOVEMBER 16, 1978 AS DOCUMENT 24722065 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 02-01-200-041

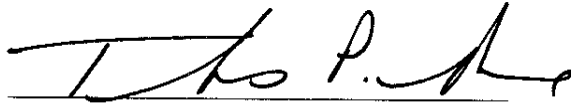
Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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: 07/27/2015



Grantor or Agent



Grantor or Agent

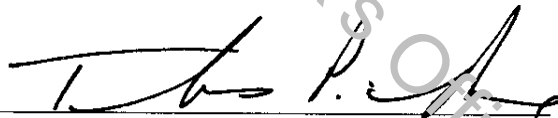
Subscribed and sworn to before me by the said Grantor this 27<sup>th</sup> day of July, 2015.

  
NOTARY PUBLIC



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 and hold title to real estate under the laws of the State of Illinois.

Dated: 07/27/2015



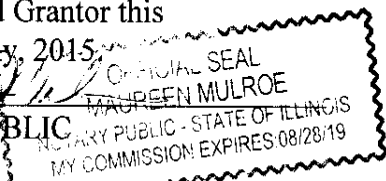
Grantee or Agent



Grantee or Agent

Subscribed and sworn to before me by the said Grantor this 27<sup>th</sup> day of July, 2015.

  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)