

UNOFFICIAL COPY

91020353

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

772 83 185 T/O

The grantor ELIZABETH A. NIQUETTE, as Independent Administrator of the estate of William J. Ambrose deceased.

by virtue of letters of administration issued to her by the Circuit court of COOK County, State of Illinois and in exercise of the power of sale granted to her in and by said will and in pursuance of every other power and authority her having, and in consideration of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND AND 90/100 (\$125,000.00)

13⁰⁰

Dollars, receipt whereof is hereby acknowledged, does hereby quit claim and convey unto HARLAN WEIVODA AND CAROL WEIVODA, his wife, not in Tenancy in Common but in JOINT TENANCY, 5432 S. Kilbourn, Chicago, IL 60632

(The Above Space For Recorder's Use Only)

NAME AND ADDRESS OF GRANTEE

the following described real estate situated in the County of Cook in the State of ILLINOIS, to wit: That part of the South 15 1/2 Acres of the East 50 Acres of the East 1/2 of the South West 1/4 of Section 36, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: The South 240 Feet of the West 181.50 Feet of the South 15 1/2 Acres of the East 50 Acres of the East 1/2 of the South West 1/4 of Section 36, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

SUBSEQUENT, HOWEVER, TO: General taxes for 1990 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways; easements for public utilities which do not underlie the improvements on the property.

Permanent Real Estate Index Number(s): 23-36-301-312-0000

Address(es) of real estate: 7640 W. 135th Street, Palos Heights, IL 60462

TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Dated this 1st day of January 1991.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Elizabeth A. Niquette (SEAL) as Independent Administrator as aforesaid
ELIZABETH A. NIQUETTE

(SEAL)

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 ELIZABETH A. NIQUETTE, as Independent Administrator of the estate of William J. Ambrose, deceased, is

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 as such Independent Administrator for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of January 1991

Commission expires September 22, 1991
Walter J. ...
NOTARY PUBLIC

This instrument was prepared by E. Kenneth Friker, 180 N. LaSalle St., Chicago, IL 60601
(NAME AND ADDRESS)

Mr. Paul M. Losos
Attorney At Law

MAIL TO

6233 W. 63rd St.
Chicago, IL 60638

SEND SUBSEQUENT TAX BILLS TO

Harlan and Carol Weivoda
7640 W. 135th St.
Palos Heights, IL 60462

STATE OF ILLINOIS
REAL ESTATE DEPARTMENT
RECORDS SECTION
JAN 19 1991
125.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
RECEIVED
JAN 19 1991
62.50

91020353

Executor's Deed

Elizabeth A. Nirrette, Independent
Administrator of the estate of
William J. Ambrose, deceased

TO

(and) Ivan Weivoda and Carol Weivoda

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1991 JAN 14 PM 3:42

91020353

Property of Cook County Clerk's Office

GEORGE E. COLE®
LEGAL FORMS

91020353

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT 3 1 1

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Elizabeth A. Niquette, being duly sworn on oath, states that she resides at 2049 E. 172nd St., South Holland, IL 60473 that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

(A) Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR-

B. The provisions of the said Act do not apply because of one of the following exceptions set forth in the Amended Act as effective October 1, 1977:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;

2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;

3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;

4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;

5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

7. Conveyances made to correct descriptions in prior conveyances.

8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me
this 11th day of January, 1991.

X Elizabeth A. Niquette
ELIZABETH A. NIQUETTE

Natalie Francisca Colon
NOTARY PUBLIC

OFFICIAL SEAL
NATALIE FRANCISCA COLON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT. 22, 1994

91020353

UNOFFICIAL COPY

Property of Cook County Clerk's Office

PROPERTY

SEARCHED
SERIALIZED
INDEXED
FILED