

QUIT CLAIM DEED - JOINT TENANCY  
State of Illinois  
(Individual to Individual)

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

THE GRANTOR Mark A. Riddle married to Linda I. Riddle & Roy Thompson & Lynda Thompson, his wife

DEPT-01 RECORDING \$25.50  
T#0011 TRAN 9610 01/27/94 14:38:00  
#1275 # -94-089104  
COOK COUNTY RECORDER

of the City of Prospect Heights County of Cook State of Illinois for the consideration of Ten & 00/100 DOLLARS, & other good & valuable consideration hand paid, CONVEY and QUIT CLAIM S to Mark A. Riddle & Linda I. Riddle, his wife 1102 Cove Drive Prospect Heights, IL 60070

94089104

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEES)

not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 217-A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN QUINCY PARK CONDOMINIUM NO. 3 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 21840377, AS AMENDED FROM TIME TO TIME, IN SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENT NO. 21623204, AS SUPPLEMENTED, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NO. 03 24 102 000 1245 VOL. 233

94089104

GIT

4/16/94 5:25/94

1/15/94 Mark A Riddle  
Notary Public, State of Illinois

APPROPRIATE "RIDERS" OR REVENUE STAMPS HERE

"OFFICIAL SEAL" LAURA R. BURDICK

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 in tenancy in common but in joint tenancy forever.

DATED this 15TH day of JANUARY 1994

PLEASE PRINTOR TYPE NAME(S) BELOW SIGNATURE(S)

Mark A Riddle (SEAL) Linda I Riddle (SEAL)  
MARK A. RIDDLE LINDA I. RIDDLE  
Roy Thompson (SEAL) Lynda Thompson (SEAL)  
ROY THOMPSON LYNDA THOMPSON

"OFFICIAL SEAL" SEPA MARINE TRAVERS  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/19/94

"OFFICIAL SEAL" LAURA R. BURDICK  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/24/94

IMPRESS SEAL HERE

I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that Mark A. Riddle married to Linda I. Riddle & Roy Thompson & Lynda Thompson, his wife AND LINDA I. RIDDLE, MARRIED TO MARK A. RIDDLE personally known to me to be the same person as whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of January 1994  
for Roy Thompson, Mark A. Riddle, Linda I. Riddle and Lynda Thompson  
Commission expires Oct 24 1994  
Laura R. Burdick  
NOTARY PUBLIC

This instrument was prepared by Mark A. Riddle; 1102 Cove Drive; Prospect Heights, IL 60070 (NAME AND ADDRESS)

Mark A. Riddle (Name)  
1102 Cove Drive (Address)  
PROSPECT HEIGHTS, IL 60070 (City, State and Zip)

ADDRESS OF PROPERTY  
1102 Cove Drive  
Prospect Heights, IL 60070  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO SAME (Name)



2550

UNOFFICIAL COPY

Quit Claim Deed

JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

MARK A. RIDDLE MARRIED TO LINDA I. RIDDLE &

BOB THOMPSON & LYNDA THOMPSON, HIS WIFE

TO

MARK A. RIDDLE & LINDA I. RIDDLE, HIS WIFE

94068104

Property of Cook County Clerk's Office

RECORDED

GEORGE E. COLE  
LEGAL FORMS

94068104

110

Handwritten signature and date: 11/11/04

# UNOFFICIAL COPY

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## 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 the 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 1/15, 1994

Signature: Mark A Riddle

Subscribed and sworn to before me by the said grantor this 15 day of January 1994

Notary Public Lisa A. Smith



The grantee or his agent affirms and verified 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 1/15, 1994

Signature: Mark A Riddle

Subscribed and sworn to before me by the said grantee this 15 day of January 1994

Notary Public Lisa A. Smith



94069104

Note: any person who knowingly submits a false statement concerning the indemnity 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 the Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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01 11/13/13

Property of Cook County Clerk's Office

3011-118

**17. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**18. Borrower's Right to Reinstate.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

**19. Sale of Note; Change of Loan Servicer.** The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

**20. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

**NON-UNIFORM COVENANTS** Borrower and Lender further covenant and agree as follows:

9-10-92107

**21. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

**22. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

**23. Waiver of Homestead.** Borrower waives all right of homestead exemption in the Property.

OPS 1093  
Form 3014 9-90

# UNOFFICIAL COPY

Form 3014 9 90  
MPS 104

Notary Public  
JANE TENS  
State of Illinois  
REGISTRATION NO. 11



This instrument was prepared by:

My Commission Expires:

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2016, I, the undersigned, a Notary Public in and for said county and state do hereby certify that JANE TENS, UNMARRIED PERSON, appeared before me this day in person, and acknowledged that she is the person whose name is subscribed to the foregoing instrument, and acknowledged that she is the person whose name is subscribed to the foregoing instrument, and acknowledged that she is the person whose name is subscribed to the foregoing instrument.

STATE OF ILLINOIS, COOK COUNTY, ILLINOIS, a Notary Public in and for said county and state do hereby certify that JANE TENS, UNMARRIED PERSON, appeared before me this day in person, and acknowledged that she is the person whose name is subscribed to the foregoing instrument, and acknowledged that she is the person whose name is subscribed to the foregoing instrument, and acknowledged that she is the person whose name is subscribed to the foregoing instrument.

\_\_\_\_\_  
Borrower  
(Seal)

\_\_\_\_\_  
Borrower  
(Seal)

\_\_\_\_\_  
Borrower  
(Seal)

\_\_\_\_\_  
Borrower  
(Seal)

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any riders executed by Borrower and recorded with this Security Instrument.

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- V.A. Rider
- Plotted Unit Development Rider
- Rate Improvement Rider
- Other (Specify)
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the riders were a part of this Security Instrument.

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