

QUIT CLAIM DEED

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Joint Tenancy Illinois Statutory

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR Patricia K. Ruszkowski
of the City of Lemont County of Cook State of Illinois
for the consideration of Ten DOLLARS.
CONVEY S and QUIT CLAIMS to Patricia K. Ruszkowski Family
Trust
(NAMES AND ADDRESS OF GRANTEE(S))

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:

See Attached Legal Description.

P.I.N. 22-25-322-007

Commonly known as 9 Warner Circle, Lemont, IL 60439

DEPT-01 RECORDING \$25.50
T#3333 TRAN 5041 03/28/94 12:19:00
#0775 # LC * -94 276224
COOK COUNTY RECORDER

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. 2 & Cook County Ord. 90104 Par. 2
Date 3/28/94 Sign J. Morrison

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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 10th day of February 1994

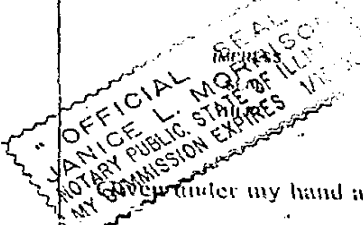
Patricia K. Ruszkowski (Seal)
Patricia Ruszkowski (Seal)

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

(Seal) (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 Patricia Ruszkowski is

personally known to me to be the same person whose name is Patricia Ruszkowski 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



under my hand and official seal, this 10th day of February 1994

Commission expires 11/15 1995 Janice L. Morrison
NOTARY PUBLIC

This instrument was prepared by Michael A. LaTona, 10600 W. Higgins Rd., #403
(NAME AND ADDRESS) Rosemont, IL

LaTona & Ruszkowski
(Name)
10600 West Higgins Road, #403
(Address)
Rosemont, IL 60018
(City, State and Zip)

ADDRESS OF PROPERTY:
9 Warner Circle
Lemont, IL 60439
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO:
Patricia Ruszkowski
9 Warner Circle
Lemont, IL 60439
(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER

25.50

OR RECORDER'S OFFICE BOX NO. _____

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Quit Claim Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE[®]
LEGAL FORMS

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LEGAL DESCRIPTION

PARCEL 1:

LOT 12 IN WATERFORD COURT, BEING A RESUBDIVISION OF LOTS 23, 24, 25 AND 26 (EXCEPT THE EAST 18.80 FEET OF LOT 26) IN QUARRY RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 4 AFORESAID AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS FOR WATERFORD COURT TOWNHOMES, RECORDED JANUARY 22, 1993 AS DOCUMENT NUMBER 93055752 AND AS CREATED BY DEED FROM STATE BANK OF COUNTRYSIDE, AS TRUSTEE UNDER TRUST NUMBER 92-1183 TO _____, RECORDED 12-14-93 AS DOCUMENT 93022501 FOR INGRESS AND EGRESS OVER LOT 17 IN WATERFORD COURT SUBDIVISION AFORESAID

SUBJECT TO PROTECTIVE COVENANTS AND CONDITIONS OF WATERFORD COURT MADE BY GRANTOR RECORDED JANUARY 22, 1993 AS DOCUMENT 93055752 WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

AND FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) special assessments confirmed after the contract date, if any; (c) building set back lines and use or occupancy restrictions; (d) covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry; (e) zoning laws and ordinances; (f) easements for public utilities and those set forth in the Declaration of Protective Covenants and Conditions for Waterford Court Townhomes recorded on January 22, 1993 as document number 93055752; (g) the terms and conditions contained in the Declaration of Protective Covenants and Conditions for Waterford Court Townhomes recorded on January 22, 1993 as document number 93055752; (h) drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (i) public and private roads and highways; (j) party walls, party wall rights and agreements including those contained in the Declaration of Protective Covenants and Conditions for Waterford Court Townhomes recorded on January 22, 1993 as document number 93055752; and (k) installments of assessments due after the date of closing.

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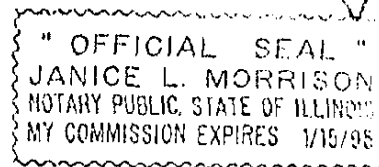
STATEMENT BY GRANTOR AND GRANTEE

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 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 3/4, 1994 Signature: Michael A. DeJong, agent
Grantor or Agent ally infant

Subscribed and sworn to before me by the said Grantor Agent this 4th day of March, 1994.

Notary Public Janice L. Morrison

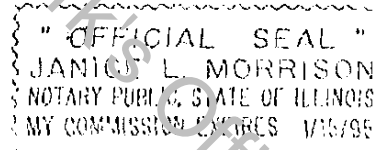


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/4, 1994 Signature: Michael A. DeJong, agent
Grantee or Agent ally infant

Subscribed and sworn to before me by the said Agent this 4th day of March, 1994.

Notary Public Janice L. Morrison



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

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