

# UNOFFICIAL COPY

95875791



QUIT CLAIM DEED  
JOINT TENANCY

MAIL TO:  
ATTORNEY NANCY A. WERNER  
1250 EXECUTIVE PLACE, SUITE 301  
GENEVA, IL 60134

NAME & ADDRESS OF TAXPAYER:  
Selma L. Ludwig  
840 Wellington #312  
Elk Grove Village, IL 60007

. DEPT-01 RECORDING \$27.50  
. T#0009 TRAN 5701 11/18/96 14:32:00  
. #8775 # SK #-96-875791  
. COOK COUNTY RECORDER

GRANTOR(S), Selma L. Ludwig, a widow of Elk Grove Village, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to the GRANTEE(S), Selma L. Ludwig, Raymond E. VanGoethem and Nancy A. Werner of , Elk Grove Village, in the County of Cook, in the State of IL, not AS TENANTS IN COMMON but as JOINT TENANTS, the following described real estate:

Parcel One: Unit 312 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Sublot "A" in Lot 3 in the First Resubdivision of part of Lot 1 in the Village on the Lake Subdivision (Phase II) being a subdivision of part of the Southwest Quarter of Section 29 and part of the Northwest Quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded, January 25, 1971 as document 21380121 in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Chicago Title and Trust Company, as Trustee under Trust Number 53436, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document number 21956371 together with an undivided .86 percent interest in said parcel (excepting from said parcel all the properties and space comprising all the units thereof as defined and set forth in said declaration and survey).

Parcel Two: Easement for the benefit of Parcel One as created by Declaration of covenants for Village on the Lake Homeowners Association executed by Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated March 25, 1969 and known as Trust Number 53436 dated June 18, 1971 and recorded June 18, 1971 as document 21517208 and as created by deed made by Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated March 25, 1969 and known as Trust Number 53436 to Albert J. Ludwig and Selma Ludwig, his wife and Carol A. VanGoethem dated October 14, 1972 and recorded March 16, 1973 as document 22253494 for ingress and egress over Lot 2 (except sub-lots "A", "B" and "C") in Village on the Lake Subdivision, being a subdivision of part of the Southwest Quarter of Section 29 and part of the Northwest Quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded, January 25, 1971 as document number 21880121 in Cook County, Illinois.

Permanent Index No: 08-32-101-015-1050 VOL.050

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Known as: 840 Wellington #312  
Elk Grove Village, Illinois 60007

SUBJECT TO: (1) General real estate taxes for the year and subsequent years. (2) Covenants, conditions and restrictions of record.  
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 as TENANTS IN COMMON but as JOINT TENANTS forever.

DATED this 1ST day of SEPTEMBER, 1996.

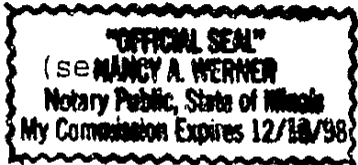
Selma L. Ludwig  
Selma L. Ludwig

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF DU PAGE )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Selma L. Ludwig, a widow 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 1ST day of  
SEPTEMBER, 1996.

Nancy Werner Notary Public

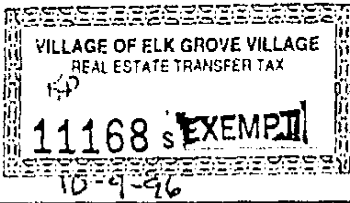


My commission expires \_\_\_\_\_

COUNTY - ILLINOIS TRANSFER STAMPS  
Exempt Under Provision of  
Paragraph E Section 4,  
Real Estate Transfer Act  
Date: 9-17-96

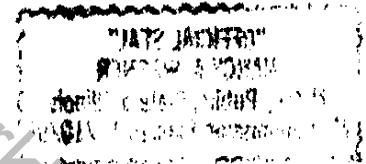
Prepared By:  
ATTORNEY NANCY A. WERNER  
1250 EXECUTIVE PLACE, SUITE 301  
GENEVA, IL 60134

Signature: Nancy Werner



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SECRET

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 10-10-96 Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me this 10th day of October, 1996.

[Handwritten Signature]  
Notary Public



The grantee or the grantee's 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: 10-10-96 Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me this 10th day of October, 1996.

[Handwritten Signature]  
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.

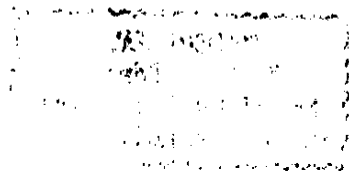
(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

10/10/96

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06-24-09



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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 Tax Act as set forth on the reverse side of this form.

Dated this 1st day of September, 19 96.



Signature of Buyer-Seller or their Representative

16422306

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EXEMPTIONS

The following deeds shall be exempt from the provisions of this Act, except as hereinafter provided:

## Section 4:

- (a) Deeds representing real estate transfers made before January 1, 1968, but recorded after that date.
- (b) Deeds to property acquired by any governmental body or from any governmental body or deeds to property between governmental bodies, or by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes; except that such deeds, other than those in which the Administrators of Veterans' Affairs of the United States of America is the grantee pursuant to a foreclosure proceeding, shall not be exempt from filing the declaration.
- (c) Deeds which secure debt or other obligation.
- (d) Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded.
- (e) Deeds where the actual consideration is less than \$100.
- (f) Tax Deeds.
- (g) Deeds of release of property which is security for a debt or other obligation.
- (h) Deeds of partition.
- (i) Deeds made pursuant to mergers, consolidations or transfer or sales of substantially all of the assets of corporations pursuant to plans of reorganization.
- (j) Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- (k) Deeds wherein there is an actual exchange of real estate, except that that money difference or money's worth paid from one to the other shall not be exempt from the tax.
- (l) Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration.
- (m) Deeds issued to a holder of a mortgage, as defined in Section 15-103 of the Code of Civil Procedure, pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.

This form is to be retained by the Recorder or Registrar of Titles.