

# UNOFFICIAL COPY

96941960

**COOK COUNTY  
RECORDER  
JESSE WHITE  
BRIDGEVIEW OFFICE**

## QUITCLAIM DEED

THE GRANTOR,  
CLAUDIA WAGNER, also  
known as CLAUDIA J.  
WAGNER, a single person of  
14533 S. Walden Court, PH1,  
Oak Forest, County of Cook,  
State of Illinois for the  
consideration of Ten Dollars  
(\$10.00), in hand pays,  
CONVEYS and QUIT  
CLAIMS to:

12/13/96

0009 MCH 10:46  
RECORDIN 4 25.00  
MAIL 4 0.50  
96941960 H  
0009 MCH 10:46

12/13/96

CLAUDIA J. WAGNER, sole Trustee, or her successors in trust, under the CLAUDIA J. WAGNER LIVING TRUST, dated November 14, 1996, and any amendments thereto, of 14533 S. Walden Court, PH1, Oak Forest, Illinois,

all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Unit Number 14533 PH1 in Scarborough Fare Condominium as delineated on a survey of certain lots or parts thereof in Scarborough Fare Subdivision, being a Subdivision of the South 50 Acres of the West 1/2 of the Northwest 1/4 (except the East 541.60 feet thereof) also (except the North 610.0 feet thereof) and also (except the Scholl lot in the South East 1/4 thereof), all in Section 9, Township 36 North, Range 13 East of the Third Principal Meridian (hereinafter referred as "Parcel") which survey is attached as Exhibit "A" to the Declaration of Condominium made by Ford City Bank, as Trustee known as Trust No. 730 recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document 22907419, as amended from time to time; together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and survey), all in Cook County, Illinois

11/14/96  
Date  
Representative  
Exempt under provisions of Paragraph E,  
Section 4, Real Estate Transfer Tax Act.

Permanent Real Estate Index Number: 28-09-100-138-1227

Address of Real Estate: 14533 S. Walden Court, PH1, Oak Forest, IL 60452-1076

with full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the real estate in the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This conveyance is made for the purpose of conveying the property herein described to a trust(s) established by the Grantor. Grantor shall pay all mortgages, if any, now encumbering the property conveyed hereby, and shall be and remain solely responsible therefore. This undertaking is solely for the benefit of the Grantee and not for the benefit of any third parties.

25.50  
22

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DATED this 14 day of November, 1996.

Claudia Wagner  
CLAUDIA WAGNER, also known as  
CLAUDIA J. WAGNER

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 CLAUDIA WAGNER, also known as CLAUDIA J. WAGNER, a single person, 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 official seal, this 14 day of NOV

Commission expires MARCH 21, 1996



This instrument was prepared by and  
MAIL TO:  
STEPHEN SUTERA, Attorney  
4927 West 95th Street  
Oak Lawn, Illinois 60453  
(708)857-7255

SEND SUBSEQUENT TAX BILLS TO:  
J. Zarris & C. Wagner  
14533 S. Walden Court, PH1 60452-1076  
Oak Forest, IL



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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 November 14, 1996

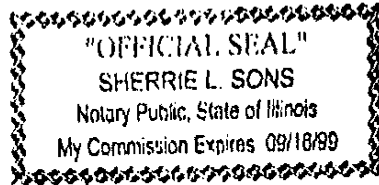
Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said Agent on November 14, 1996.

Notary Public \_\_\_\_\_

*[Handwritten Signature: Sherrie L. Sons]*



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 November 14, 1996

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said Agent on November 14, 1996.

Notary Public \_\_\_\_\_

*[Handwritten Signature: Sherrie L. Sons]*



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 of ABI 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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