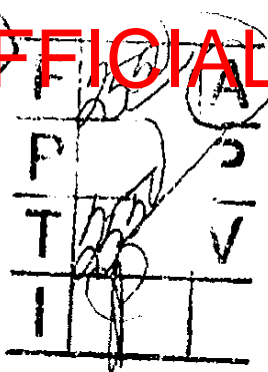


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QUIT CLAIM DEED
JOINT TENANCY

96035239

MAIL TO:
LARRY A. SULTAN 95-168
4654 W. OAKTON ST.
SKOKIE, Illinois 60076



DEPT-01 RECORDING 125.50
742722 TRAN 2663 01/15/96 09:13:00
\$4350 : KE **96-035239
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:
FOSTER DARKO
7500 N. RIDGE AVE. U# "C"
CHICAGO, Illinois 60645

GRANTOR(S), FOSTER DARKO and CHARLOTTE A. DARKO, HIS WIFE of CHICAGO, 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), FOSTER DARKO and CHARLOTTE A. DARKO of 7500 N. RIDGE AVE. U# "C", CHICAGO, in the County of COOK, in the State of Illinois, not in TENANCY IN COMMON but in JOINT TENANCY, the following described real estate:

SEE ATTACHED

Permanent Index No:
11-30-307-186-0000
Property Address: 7500 N. RIDGE AVE. U# "C", CHICAGO, Illinois 60645

SUBJECT TO: (1) General real estate taxes for the year 1995 and subsequent years. (2) Covenants, conditions and restrictions of record. and, 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 11th day of JANUARY, 1996.

[Signature]
FOSTER DARKO

[Signature]
CHARLOTTE A. DARKO

STATE OF ILLINOIS)

COUNTY OF COOK)

(seal)

) The foregoing instrument was acknowledged
) before me this JANUARY 11, 1996 by
FOSTER DARKO and CHARLOTTE A. DARKO, HIS WIFE
[Signature] Notary Public
My commission expires _____

"OFFICIAL SEAL"
LARRY A. SULTAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/6/97

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph e Section 4,
Real Estate Transfer Act
Date: 1-11-96

Prepared By:
LARRY A. SULTAN
4654 W. OAKTON ST.
SKOKIE, Illinois 60076

Signature: [Signature]

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Property of Cook County Clerk's Office

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LEGAL DESCRIPTION:**UNOFFICIAL COPY**

PARCEL NO. 1:

THE NORTH 19.83 FEET OF THE SOUTH 68.03 FEET OF LOT 2 (EXCEPT THE WEST 1450.83 FEET THEREOF AND EXCEPT THE EASTERLY 40 FEET THEREOF) IN PARTITION OF LOTS 1, 10 AND 11 IN ASSESSOR'S DIVISION OF PART OF THE SOUTH WEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

ALSO

PARCEL NO. 2:

THE EAST 23 FEET OF THE WEST 1463 FEET OF THE NORTH 8 FEET OF LOT 2 AFORESAID;

ALSO

PARCEL NO. 3:

EASEMENTS AS SET FORTH IN DECLARATION FOR EASEMENTS, PARTY WALLS AND RESTRICTIVE COVENANTS, MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 16, 1958 AND KNOWN AS TRUST NO. 40326, DATED NOVEMBER 24, 1958 AND RECORDED NOVEMBER 25, 1958 AS DOCUMENT 17386919 AND AS CREATED BY THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST AGREEMENT DATED JULY 16, 1958 AND KNOWN AS TRUST NO. 40326, TO JOHN SWEETMAN AND GRAYCE E. SWEETMAN, HIS WIFE, DATED APRIL 21, 1959 AND RECORDED APRIL 27, 1959 AS DOCUMENT 17519348.

(a) FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID, FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE SOUTH 13.18 FEET OF THE NORTH 21.18 FEET OF LOT 2 AFORESAID (EXCEPT THE WEST 1199 FEET THEREOF AND EXCEPT THE EASTERLY 40 FEET THEREOF).

(b) FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID, FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE EAST 16 FEET OF THE WEST 1199 FEET OF THE SOUTH 14.18 FEET OF THE NORTH 22.18 FEET OF LOT 2 AFORESAID.

(c) FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE SOUTH 7 FEET OF LOT 2 AFORESAID (EXCEPT THE WEST 1442.83 FEET THEREOF AND EXCEPT THE EASTERLY 40 FEET THEREOF).

(d) FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE EAST 16 FEET OF THE WEST 1458.83 FEET OF LOT 2 AFORESAID (EXCEPT THE NORTH 21.18 FEET THEREOF AND EXCEPT THE SOUTH 7 FEET THEREOF AND EXCEPT THAT PART FALLING IN PARCEL 1 AFORESAID).

ALSO

PARCEL NO. 4:

AN EASEMENT AS CREATED BY WARRANTY DEED FROM JOSEPH WINKIN AND MARY WINKIN, HIS WIFE, TO PRAIRIE STATE CONSTRUCTION COMPANY, DATED JUNE 30, 1955 AND RECORDED JULY 11, 1955 AS DOCUMENT NO. 16295396, FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID, FOR INGRESS AND EGRESS OVER AND ON THE EAST 18 FEET OF THE EAST 349 FEET OF THE WEST 1187 FEET OF LOT 2 AFORESAID IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY:

7500 N. RIDGE AVE. - "C"
CHICAGO, ILLINOIS 60645

PERMANENT INDEX NO. 11-30-307-186

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STATEMENT OF EXEMPTION

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.

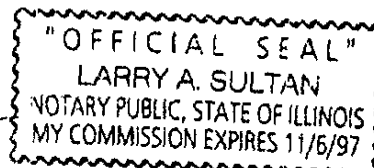
Dated 1-11, 19 96

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said

this 11th day of JANUARY, 19 96.

Notary Public [Signature]



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.

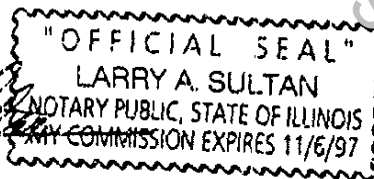
Dated 1-11, 19 96

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said

this 11th day of JANUARY, 19 96.

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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