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12A

QUIT CLAIM DEED
JOINT TENANCY



97264471

MAIL TO:

John G. O'Brien
2340 South Arlington Heights Road
Arlington Heights, Illinois 60005

NAME & ADDRESS OF TAXPAYER:

John F. Sedgwick
1295 Sterling Avenue, Apt. 113
Palatine, Illinois 60067

DEPT-01 RECORDING \$25.50
T#0014 TRAN 1813 04/16/97 14:18:00
#6478 # JW *-97-264471
COOK COUNTY RECORDER

GRANTOR(S), John F. Sedgwick, a widower of Palatine, 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), John F. Sedgwick and Joanne Corboy of 1295 Sterling Avenue, Apt. 113, Palatine, in the County of Cook, in the State of Illinois, not AS TENANTS IN COMMON but as JOINT TENANTS, the following described real estate:

Unit No. 113, in the building identified as No. 1295 Sterling Ave., as delineated on the survey plat of that certain parcel of real estate in the West Half of the Northeast Quarter of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by LaSalle National Bank, as Trustee under Trust Agreement dated September 25, 1972 and known as Trust Number 44634, recorded in the office of the Recorder of Cook County, Illinois as Document Number 23 072 506, which Declaration of Condominium has been amended by Document No. 23 079 371 filed in the office of the Recorder of Cook County, Illinois (said Declaration of Condominium, as so amended, hereinafter collectively referred to as the "Declaration"), and as delineated in any amendments to said survey plat (said Unit being referred to as Unit No. 19-113 in the table attached as Exhibit "B" to the Declaration, as amended from time to time), together with the undivided percentage interest in the Common Elements of said property appurtenant to said Unit, as set forth in the Declaration, as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations, as such term is defined in the Declaration, as same are filed of record pursuant to the Declaration, and together with any additional Common Elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of any such Amended Declaration as though conveyed hereby, together with the tenements and appurtenances thereunto belonging.

Permanent Index No:
02-09-202-013-1013

ATGF, INC

Known as: 1295 Sterling Avenue, Apt. 113

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Palatine, Illinois 60067

SUBJECT TO: (1) General real estate taxes for the year 1996 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 7th day of April, 1997.

+ John F. Sedgwick
John F. Sedgwick

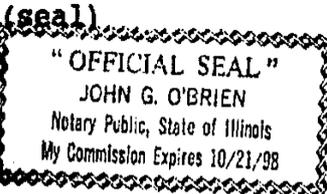
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John F. Sedgwick, a widower personally known to me to be the same persons whose names are 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 notary seal, this 7th day of

April, 1997.

John G. O'Brien Notary Public



My commission expires 01/21/98

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph e Section 4,
Real Estate Transfer Act
Date: 4-7-97

Prepared By:
John G. O'Brien
2340 South Arlington Heights Road
Arlington Heights, Illinois 60005

Signature: John G. O'Brien

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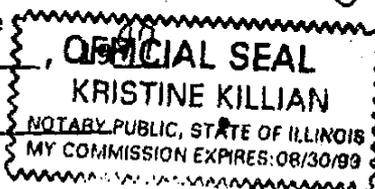
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/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, 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: 4-7-97

[Signature]
GRANTOR OR AGENT

Subscribed and Sworn to Before
Me this 7th day of April,
[Signature]
Notary Public

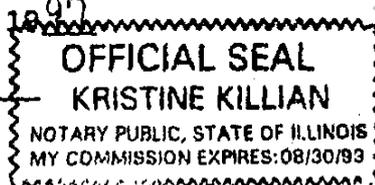


The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 4-7-97

[Signature]
GRANTEE OR AGENT

Subscribed and Sworn to Before
Me this 7th day of April, 1997
[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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office