

UNOFFICIAL COPY

97302300

QUIT CLAIM DEED ILLINOIS STATUTORY

MAIL TO:

Earl J. Roloff
1060 Lake Street
Hanover Park, IL 60103

DEPT-01 RECORDING \$27.
T#0015 TRAN 2949 04/30/97 14:52:00
#2316 AS *-97-30230
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:

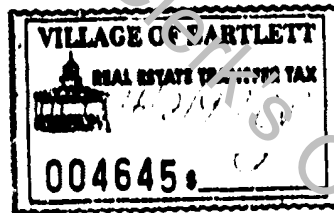
James D. Gammon
723 Red Oak Drive
Bartlett, IL 60103

RECORDER'S STAMP

THE GRANTOR(S) Kathleen L. Gammon, now known as Kathleen L. Busch,
divorced not since remarried
of the Village of Bartlett County of Cook State of Illinois
for and in consideration of Ten and no/100 DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND QUIT CLAIM(S) to James D. Gammon

(GRANTEE'S ADDRESS) 723 Red Oak Drive
of the Village of Bartlett County of Cook State of Illinois
all interest in the following described real estate situated in the County of Cook, in the State of Illinois,
to wit:

LOT 77 IN WALNUT HILLS UNIT NUMBER 3, BEING A SUBDIVISION OF PART
OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



97302300

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 06-27-300-006
Property Address: 723 Red Oak Drive, Bartlett, IL 60103

Dated this 5/31 day of May 19 97.
Kathleen L. Gammon (Seal) _____ (Seal)
KATHLEEN L. GAMMON
Kathleen L. Busch (Seal) _____ (Seal)
KATHLEEN L. BUSCH

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

27.50

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QUIT CLAIM DEED
ILLINOIS STATUTORY

FROM

TO

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022)

Signature of Buyer, Seller or Representative

Hanover Park, IL 60103

1060 Lake Street

Earl J. Roloff

NAME AND ADDRESS OF PREPARER:

EXEMPT UNDER PROVISIONS OF PARAGRAPH

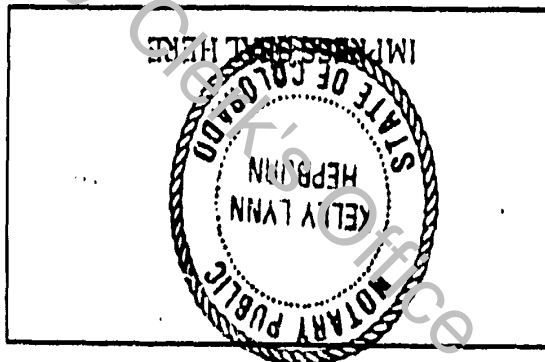
SECTION 4,

REAL ESTATE TRANSFER ACT

DATE:

If Grantee is also Grantee you may want to elect Release & Waiver of Homestead Rights.

COUNTY - ILLINOIS TRANSFER STAMP



My commission expires on

5-10

Notary Public

Given under my hand and notarial seal, this 31st day of March, 1997

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 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.

Kathleen L. Gammon, now known as Kathleen L. Busch

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

STATE OF ILLINOIS

County of

00332300

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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.

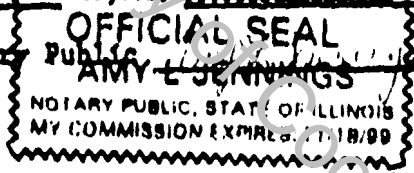
Dated _____, 19__ Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____ this _____

19__.

Notary Public _____



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.

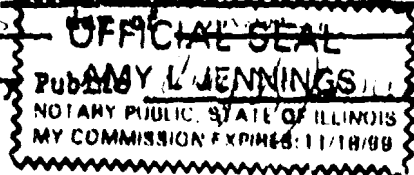
Dated _____, 19__ Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said _____ this _____

19__.

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 or 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.)

875-37000

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AGREEMENT

This Agreement made and entered into this 3/31 day of March, 1997, by and between Kathleen L. Gammon, now known as Kathleen L. Busch, hereinafter referred to as "Kathleen", and James D. Gammon, hereinafter referred to as "James".

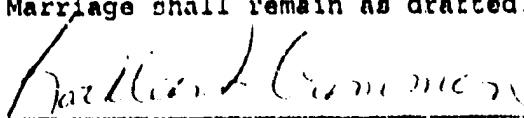
Whereas, the parties hereto were divorced on June 18, 1996 and, pursuant to the Judgment for Dissolution of Marriage, the property commonly known as 723 Red Oak Drive, Bartlett, Illinois, 60103, was to be listed for sale and, pursuant to the sale, certain debts were to be paid off and Kathleen was to be entitled to the proceeds; and,

Whereas, the parties hereto have been unsuccessful in selling said home and have now agreed that James will purchase Kathleen's interest in the property in exchange for the sum of \$15,000.00 to be paid to Kathleen.

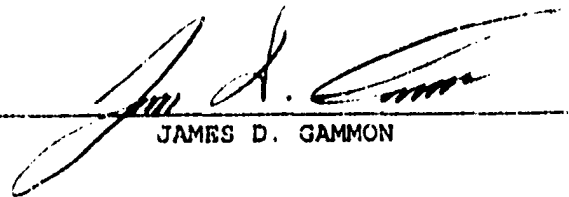
Now, Therefore, in consideration of the covenants and conditions contained herein and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto do hereby agree as follows:

1. That upon the execution of this Agreement, Kathleen agrees to execute a Quit Claim Deed conveying all of her right, title and interest in the subject property to James. Within 45 days after the execution of this Agreement, James agrees to complete a refinance on the subject property, paying off the existing first and second mortgage loans, thereby releasing Kathleen from any further liability thereunder. Additionally, James agrees to pay Kathleen the sum of \$15,000.00 and also agrees to be responsible for the payment of the Citibank Advantage Visa and divorce attorney's fees. Said sums shall not be required to be paid at the time of the refinance, but shall be paid subsequent to the refinance.

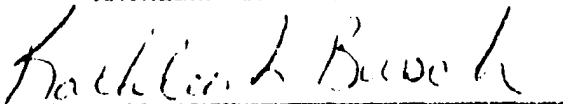
2. The parties agree that this Agreement shall supersede the provisions of the Judgment for Dissolution of Marriage as it relates to the provisions therein dealing with the marital residence. All other remaining terms and conditions of the Judgment for Dissolution of Marriage shall remain as drafted.



KATHLEEN L. GAMMON



JAMES D. GAMMON



KATHLEEN L. BUSCH

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