

UNOFFICIAL COPY

99165347

QUIT CLAIM DEED

9976/0014 80 002 Page 1 of 4
1999-02-19 09:42:41
Cook County Recorder 27.50

THE GRANTOR(S)

An undivided fifty percent (50%) interest to: ADRIAN BOGARD and MARYLYN A. NOETH, Trustees or their successor in trust under the ADRIAN BOGARD LIVING TRUST, dated January 28, 1991, and any amendments thereto, and an undivided fifty percent (50%) interest to MARYLYN A. NOETH and ADRIAN BOGARD, Trustees or their successor in trust under the MARYLYN A. NOETH LIVING TRUST, dated January 28, 1991, and any amendments thereto, of the Village of Tinley Park, State of Illinois for consideration of the sum of TEN DOLLARS and other good and valuable consideration, in hand paid, does by these present Grant, Sell and Convey unto:



99165347

COOK COUNTY
RECORDER

BRIDGEVIEW OFFICE

ADRIAN BOGARD, a widower and not since remarried, and MARYLYN A. NOETH, an unmarried woman, as joint tenants.

Grantee's Address: 7423 West 157th Street, Orland Park, Illinois 60462

the following described property situated in Cook County, Illinois, to-wit:

See Attached Legal Description

Commonly known as: **16800 South 82nd Avenue, Unit 1N, Tinley Park, Illinois 60477**

PIN: 27-26-204-018-1007 -149

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

Unit B-1 North Lot 66 together with its undivided percentage interest in the common element in Oakwood Court Condominiums as delineated and defined in the Declaration of Condominium recorded as Document Number 88-440062, as may be amended from time to time, in the East 1/2 of the Northeast 1/4 of Section 26, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor also hereby grants and assigns to Marylyn A. Noeth and Adrian Bogard as Trustees and their successors and assigns, parking space P-B-1N, Lot 66 as a limited common element as set forth and provided in the aforementioned Declaration of Condominium.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described in Schedule A, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees in the common elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each amended Declaration recorded pursuant thereto.

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 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.

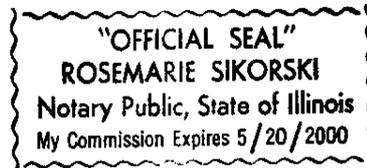
Date: February 17, 1999

Signature: Robert J. Zapolis

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS

17th DAY OF Feb, 1999

[Signature] 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.

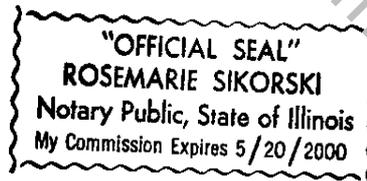
Date: February 17, 1999

Signature: Robert J. Zapolis

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS

17th DAY OF Feb, 1999

[Signature] NOTARY PUBLIC



(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).