

UNOFFICIAL COPY

WARRANTY DEED

99260830

1228/0201 30 001 Page 1 of 5
1999-03-17 15:09:37
Cook County Recorder 29.00

Statutory (ILLINOIS)
(Individual to Individual)



TD# 10496
THE GRANTOR
Michael Ruffolo, a widower, as to Parcel 1;
Michael S. Ruffolo, Jr. & Patricia Ruffolo, his
wife, James D. Ruffolo & Virginia Ruffolo, his
wife as to Parcel 2.
of the Village of Riverdale, County of, State of
Illinois, for and in consideration of TEN (\$10.00)
DOLLARS, and other good and valuable
considerations in hand paid,
CONVEY AND WARRANT to
Sima Birach
21700 Northwestern Hwy
Southfield, MI 48075

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: THE EAST 2 ACRES OF THE WEST 3 ACRES OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, EXCEPTING THAT PART THEREOF CONVEYED TO THE INDIANA HARBOR BELT RAILROAD COMPANY BY DEED DATED DECEMBER 15, 1915, AND RECORDED DECEMBER 29, 1915, AS DOCUMENT 577767, IN COOK COUNTY, ILLINOIS,

ALSO,
THE EAST 2 ACRES OF THE WEST 5 ACRES OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, EXCEPTING THAT PART THEREOF CONVEYED TO THE INDIANA HARBOR BELT RAILROAD COMPANY BY DEED DATED DECEMBER 15, 1915, AND RECORDED DECEMBER 29, 1915, AS DOCUMENT 5777677, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 6 ACRES OF THE WEST 11 ACRES OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, EXCEPTING THAT PART THEREOF CONVEYED TO THE INDIANA HARBOR BELT RAILROAD COMPANY BY DEED DATED DECEMBER 15, 1915, AND RECORDED DECEMBER 29, 1915, AS DOCUMENT 5777677, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: A reservation of a Life Estate in the person of Michael Ruffolo, a widower, as to Parcel 1, General real estate taxes not due and payable at the time of the closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; public and utility easements which serve the premises; public roads and highways; party wall rights and agreements.

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 forever.

Permanent Real Estate Index Number(s): 29-05-200-003 & 015 & 016
Address(es) of Real Estate: 13839 Schmidt (aka 934 W. 138th Street), Riverdale, IL 60826

DATED this ^{15th} day of December, 1998

Michael S. Ruffolo, Jr. (SEAL)
Michael S. Ruffolo, Jr.

Patricia Ruffolo (SEAL)
Patricia Ruffolo
12-16-98

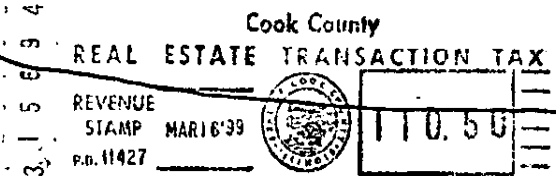
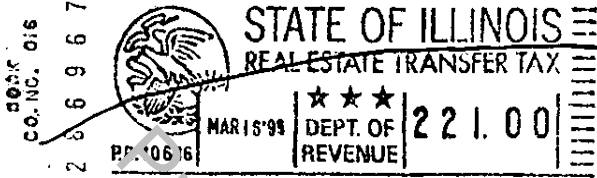
Michael Ruffolo (SEAL)
Michael Ruffolo
12-16-98

James D. Ruffolo (SEAL)
James D. Ruffolo
12-17-98

Virginia Ruffolo (SEAL)
Virginia Ruffolo
12-17-98

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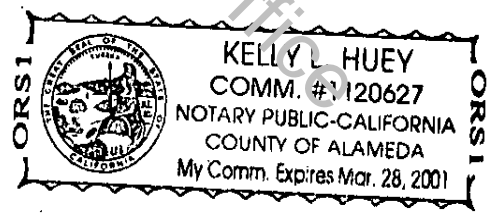


Property of Cook County

IMPRESS
SEAL
HERE

CALIFORNIA ALAMEDA
STATE OF ILLINOIS, COUNTY OF COOK s. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ~~Michael Ruffolo, Michael S. Ruffolo, Jr., Patricia Ruffolo, James D. Ruffolo & Virginia Ruffolo~~ 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 official seal, this ^{15th} ~~2nd~~ day of ~~January~~, 1998



My Commission expires March 28, 2001, 19

Kelly Huey
NOTARY PUBLIC

This instrument was prepared by Thomas S. Walter, 17853 Dixie Hwy, Homewood, IL 60430

MAIL TO:
Sima Birach
21700 Northwestern Hwy
Southfield, MI 48075

SEND SUBSEQUENT TAX BILLS TO:
Sima Birach
10889 Schmitt Rd #304 W 130th Street
Richmond, IL 62256



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99260830

Property of Cook County

IMPRESS

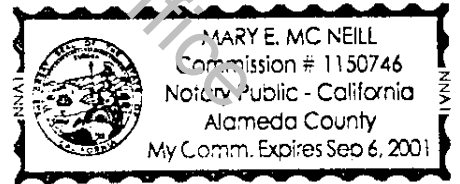
SEAL

HERE

Proved to

California *Alameda*
 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
 Michael Ruffolo, ~~Michael S. Ruffolo, Jr.~~, Patricia Ruffolo, ~~James D. Ruffolo & Virginia Ruffolo~~
 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 official seal, this 16th day of December, 1998



My Commission expires

Aug 6, 2001

Mary E. McNeill
 NOTARY PUBLIC

This instrument was prepared by Thomas S. Walter, 17853 Dixie Hwy, Homewood, IL 60430

MAIL TO:

Sima Birach
21700 Northwestern Hwy
Southfield, MI 48075

SEND SUBSEQUENT TAX BILLS TO:

Sima Birach
13839 Schmidt (aka 934 W. 138th Street)
Riverdale, IL 60826

UNOFFICIAL COPY

Property of Cook County 99260830

CALIFORNIA

FRESNO

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

~~Michael Ruffolo, Michael S. Ruffolo, Jr., Patricia Ruffolo, James D. Ruffolo & Virginia Ruffolo~~ 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.

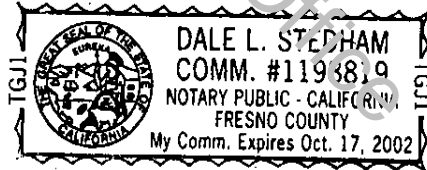
IMPRESS

SEAL

HERE

17th DECEMBER

Given under my hand and official seal, this 2nd day of January, 1998



My Commission expires

10-17

2002

Dale L Stedham
NOTARY PUBLIC

This instrument was prepared by Thomas S. Walter, 17853 Dixie Hwy, Homewood, IL 60430

MAIL TO:

Sima Birach
21700 Northwestern Hwy
Southfield, MI 48075

SEND SUBSEQUENT TAX BILLS TO:

Sima Birach
13839 Schmidt (aka 934 W. 138th Street)
Riverdale, IL 60826

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK } SS.

99260830

The undersigned, being duly sworn on oath, states that

_____ resides at _____ . That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Ally E...

SUBSCRIBED and SWORN to before me

this 15th day of Dec, 1998

Kathy A. Pinto
Notary Public

