

UNOFFICIAL COPY

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QUIT-CLAIM DEED

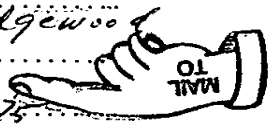
Cook County Recorder

1999-03-29 10:45:22

27.50

MAIL TO:

Dean DeNicolo
NAME 6 N 43 W Ridgewood
519 Eggerding
ADDRESS St. Charles, IL
Addison, IL 60101 60175
CITY & STATE



COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS



THE GRANTORS, Vito De Nicolo and Anna De Nicolo, his wife, not as Tenants...
in Common but as Joint Tenants

of the Village of Bensenville, 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 and QUIT CLAIM to Dean DeNicolo, Jerry DeNicolo, Tina Bollman,
John DeNicolo and Rose A. Diasio
of the County of State of
all interest in the following described Real Estate situated in the County of Cook in the
State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

commonly known as Cross Creek Drive West, Unit 5DD, Roselle, IL 60172.

REIN # 07-35-400-049-1008-187

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

DATED this 15th day of December 1987.

(Seal) X Vito De Nicolo (Seal)
Vito De Nicolo

(Seal) X Anna De Nicolo (Seal)
Anna De Nicolo

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

Rose A. Diasio
John DeNicolo
Tina Bollman
Jerry DeNicolo
Dean DeNicolo

519 Eggerding, Addison, IL 60101
Address Zip
519 Eggerding, Addison, IL 60101
Address Zip
916 W. Elm St., Wheaton, IL 60187
Address Zip

c/o Dean DeNicolo
Name of Taxpayer
Prepared by:
Ronald R. Baird, Attorney at Law
Name of Person Preparing Deed

This conveyance must contain the name and address of the grantee, (Ch.115: 12.1)
name and address for tax billing, (Ch.115: 9.2) and name and address of person
preparing instrument: (Ch.115: 9.3)

TRANSFER STAMP

Handwritten initials

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vito DeNicolo and Anna DeNicolo

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 notarial seal this 15th day of December, 1987

(Impress Seal Here)

Fathy Ortman
Notary Public

Commission Expires 7-30-90

Property of Cook County Clerks Office

State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act.

Dated this 15th day of December, 1987.

Dean DeNicolo
Signature of Buyer-Seller or their Representative

QUIT-CLAIM DEED

FROM

Vito & Anna DeNicolo

TO

Dean DeNicolo, Terry DeNicolo,
John DeNicolo, Tim Ballman, Rose Parisi

LEGAL DESCRIPTION FOR DEED

PARCEL 1 UNIT NO. 6DD, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

That part of Lot 3 in Cross Creek, being a subdivision of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 41 North, Range 10 East of the 3rd Principal Meridian according to the plat thereof recorded February 7, 1979 as Document No. 24815738 bounded by a line described as follows: Beginning at a point 236.25 feet North, as measured along the West line thereof, and 206.0 feet East, as measured at right angles to said West line, of the Southwest corner of said Lot 3; thence North 00 degrees 00 minutes 00 seconds East, 78.58 feet; thence North 90 degrees 00 minutes 00 seconds East, 7.0 feet; thence North 00 degrees 00 minutes 00 seconds East, 78.58 feet; thence North 90 degrees 00 minutes 00 seconds East, 72.50 feet; thence South 00 degrees 00 minutes 00 seconds West, 237.58 feet; thence South 00 degrees 00 minutes 00 seconds West, 7.0 feet; thence South 00 degrees 00 minutes 00 seconds West, 71.58 feet; thence South 90 degrees 00 minutes 00 seconds West, 72.50 feet to the place of beginning, Cook County, Illinois,

which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Cross Creek Condominium Building No. 6 made by Jenart Development Corp., and recorded in the Office of the Cook County Recorder of Deeds as Document No. 25298191, together with an undivided 13.3078 % interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

Grantor also hereby grants to Grantee, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration of Condominium Ownership and hereby reserves to itself, its successors and assigns, the rights and easements set forth therein for the benefit of the remaining property described therein.

Parcel 2: Grantor also hereby grants to Grantee, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for the Cross Creek Homeowners' Association dated the 1st day of September, 1979, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25155624, which is incorporated herein by reference thereto. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining property described in said Declaration, the easements thereby created for the benefit of said remaining property and this conveyance is subject to the said easements and the rights of the Grantor to grant said easements in the conveyances and mortgages of said remaining property or any of them.

EXHIBIT A

STATEMENT BY GRANTOR AND GRANTEE

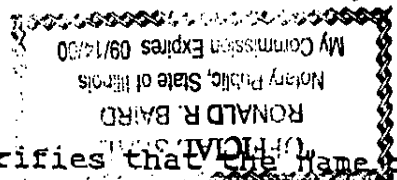
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3/27, 1999



Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Ronald R. Baird this 27 day of March, 1999
Notary Public Ronald R. Baird



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 3/27, 1999

Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said Ronald R. Baird this 27 day of March, 1999
Notary Public Ronald R. Baird



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.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS