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State of Illinois)
County of Cook)

AFFIDAVIT

NOW COMES Raymond W. Schild, Jr. and Valerie A. Schild, husband and wife, (Buyers) and being first duly sworn according to law, depose and state as follows:

1. Raymond W. Schild, Jr. and Valerie A. Schild, husband and wife, were the purchasers under an installment contract of certain unimproved real estate, commonly known as 697 Glendale, Prospect Heights, Il., and further identified by Torrens Certificate No. 1286241;

2. That upon final payment under the terms of the installment contract the warranty deed transferring the aforesaid property was prepared by counsel for the Seller, executed by Seller, David G. Aul, and his wife Pauline F. Aul, on March 1, 1985 and delivered to the Buyers with the Owners Duplicate Certificate of Title;

3. Buyers were not represented by counsel at this time, were unaware of the requirements regarding registration and recordation of the deed under the Torrens Act and took no action to have the deed dated March 1, 1985 recorded at that time;

4. In September of 1985, Buyers retained an attorney by the name of Joan Osran regarding problems which had arisen regarding their ability to build on the unimproved property which they had discovered lies within the 100 year flood plain;

5. All documents including the warranty deed from the Seller and the Owners Duplicate Certificate of Title were given to Buyers' Attorney. Attorney Osran advised the Buyers that she would immediately take care of the recording of the deed to the property;

6. Attorney Osran forwarded the deed and the Owners Duplicate Certificate of Title to loop attorney Daniel Coyne for registration and recording;

7. Buyers learned in July of 1987 that the deeds had not been recorded when the Buyers applied for new construction financing from Sterling Federal Saving and Loan Association of Chicago, for the home which was then under construction on the property;

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8. In spite of the promises and representations of the attorneys, the deed has remained in the hands of counsel and unrecorded for a period of almost two years without the necessary action being taken to see that the deed was accepted for recording by the Torrens Office;

9. Buyers agree to defend, indemnify and hold harmless the Torrens Department and the Cook County Recorder of Deeds from any and all claims of either the Buyers or Seller, their heirs, representatives or assigns which may exist or are pending, or which may arise in the future as a result of the delay in the registration and recordation of the deed Dated March 1, 1985, from David G. Aul to Raymond W. Schild, Jr. and Valerie A. Schild, husband and wife.

FURTHER AFFIANC SAYETH NAUGHT,


RAYMOND W. SCHILD, JR.


VALERIE A. SCHILD

Sworn to and subscribed in my presence this 9th day
of September, 1987.


Notary

Office

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IN SENATE
JANUARY 11, 1900
REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE
MAY 15, 1899

PROPERTY OF COOK COUNTY CLERK'S OFFICE

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

3652550
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COOK
CL. NO. 616
1278

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
STATE AUDITOR
1988

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STATE AUDITOR
1988
0975

3652550

AUG 20 71-32 026
Letter of Title Being Attached

THE GRANTOR DAVID G. AUL, Married to Pauline F. Aul,
of the Village of Arlington Hts. County of Cook State of Illinois
for and in consideration of Ten and No/100 (\$10.00) DOLLARS,
and other good and valuable consideration in hand paid,
CONVEYS and WARRANTS to Raymond W. Schild, Jr. and Valerie A. Schild
his wife, 1331 Port O'Call Drive, Apt 1E, N.A.S.
of the Village of Prospect Hts. County of Cook State of Illinois
the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

Lot Fifteen (15) in Block Two (2), in Prospect Glen Subdivision of the
North Fifteen (15) Acres of the East Sixty (60) Acres of the Northeast
Quarter (¼) of Section 22, Township 42 North, Range 11, East of the
Third Principal Meridian, according to Plat thereof registered in the
Office of the Registrar of Titles of Cook County, Illinois, on August 25,
1959, as Document Number 1881980.

P.I.N. 03.22.208.0020000
BCO AD
697 Glendal Rd.
Prospect Heights

TO HAVE AND TO HOLD SAID PREMISES, NOT AS TENANTS IN COMMON, BUT AS
JOINT TENANCY, FOREVER.
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State
of Illinois.

DATED this 1st day of March 19 85.

X David G. Aul (Seal) & Pauline F. Aul (Seal)
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
DAVID G. AUL PAULINE F. AUL

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 DAVID G. AUL, Married to
Pauline F. Aul, and Pauline F. Aul, his wife
personally known to me to be the same person s whose name s 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 1st day of March 19 85.
Commission expires 11-23-1988 Ruth Hanna NOTARY PUBLIC

This instrument was prepared by Jack R. Davis, 77 W. Washington St., #1317, Chicago, IL
name address city 60602 zip

MAIL TO: **STERLING FEDERAL S & L OF CHICAGO**
5920 WEST NORTH AVENUE
CHICAGO, ILLINOIS 60639
(Address)
(City, State and Zip)

ADDRESS OF PROPERTY AND GRANTEE
Raymond W. Schild, Jr. and
Valerie A. Schild
1331 Port O'Call Drive, Apt 1E
Palatine, Illinois 60067
same as above
(Name)

OR RECORDER'S OFFICE BOX NO. _____
If space is insufficient, use reverse side
American Legal Forms & Office Supply Company
Chicago-372-1922

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128624
IN DUPLICATE

DR

3652550

3652550

01 58 10 22 2 03

Age of Grantee

Address

3652550

Wife

Submitter

Address

Defendant cert. no.

Remittor no.

Sig. Card

CHICAGO TITLE INS.

#

71.32.026

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