

(4) 25-50  
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# QUIT CLAIM DEED

THE GRANTORS,

THOMAS J. WIGGINS and WANDA J. WIGGINS, husband and wife, of the City of Oregon, in the County of Ogle and State of Illinois

for and in consideration of the sum of One Dollar and in other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and QUIT CLAIM to the following individuals in the following shares:

- One-Third (1/3) to Thomas D. Wiggins, whose address is 124 Red Wing, Vallejo, California, 94589;
- One-Third (1/3) to Johnathon T. Wiggins, whose address is 416 East Dixon, Polo, Illinois, 61064;
- One-Sixth (1/9) to Christine R. Marty, whose address is 504 Oak Street North, Alexandria, Minnesota, 56308;
- One-Sixth (1/9) to Jamie L. Wiggins, whose address is 411 East Dixon, Polo, Illinois, 61064; and
- One-Sixth (1/9) to Joseph D. Wiggins, whose address is 320 A Dewey Ave, Great Lakes, Illinois, 60088;

not as joint tenants, but as tenants in common, the following described real estate, to-wit:

See Attached Exhibit A

PIN: 15-17-400-004

Property Address: 2676 South Anterior Road, Oregon, Illinois

all situated in Ogle County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantors, THOMAS J. WIGGINS and WANDA J. WIGGINS, hereby reserve unto themselves, for their joint lifetimes or until such time as a licensed physician provides written certification that the last survivor of them is unable to live unassisted on the above-described property, a life interest in the above-described property, with all entitlements in themselves for such period to the rents, use, benefits, profits, issues, and avails of the premises.

Dated this 31<sup>st</sup> day of October, 2006.

*Thomas J. Wiggins*  
\_\_\_\_\_  
THOMAS J. WIGGINS

*Wanda J. Wiggins*  
\_\_\_\_\_  
WANDA J. WIGGINS

Exempt under provisions of Paragraph "e" Section 4, Real Estate Transfer Tax Act.

10/31/06  
\_\_\_\_\_  
Date

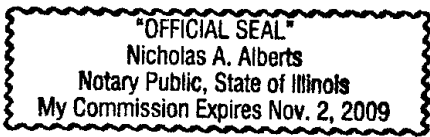
*[Signature]*  
\_\_\_\_\_  
Buyer, Seller or Representative

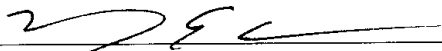
State of Illinois )  
                  ) ss  
County of Ogle )

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Rebecca Huntley, Clerk/Recorder, Ogle Illinois

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT THOMAS J. WIGGINS and WANDA J. WIGGINS, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same 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 31<sup>st</sup> day of October, 2006.



  
\_\_\_\_\_  
Notary Public

Future Taxes to Grantees' Address (x)

Thomas D. Wiggins  
2676 S. Anterior Rd.  
Oregon, IL 61061

Return this document to:

Law Offices of Dennis Schumacher, P.C.  
Box 12

This Instrument was Prepared by:

Nicholas A. Alberts  
Registration No. 6285617  
Law Offices of Dennis Schumacher, P.C.  
111 East Hitt Street  
Mount Morris, Illinois 61054  
Phone: 815.734.4444 / Fax: 815.734.4442  
na\Client Files/Wiggins, Thomas/Quit Claim Deed

Whose Address is:

Exhibit A

A PART OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 23 NORTH, RANGE 9, EAST OF THE FOURTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 17, THENCE SOUTHERLY ALONG EAST LINE OF SOUTHEAST  $\frac{1}{4}$  893.08 FEET FOR A POINT OF BEGINNING; THENCE WESTERLY AT AN ANGLE OF 90 DEGREES 00 MINUTES MEASURED COUNTERCLOCKWISE 256.76 FEET; THENCE SOUTHERLY AT AN ANGLE OF 96 DEGREES 23 MINUTES 37 SECONDS MEASURED CLOCKWISE 263.03 FEET; THENCE EASTERLY AT AN ANGLE OF 83 DEGREES 36 MINUTES 23 SECONDS MEASURED CLOCKWISE 117.328 FEET THENCE SOUTHERLY AT AN ANGLE OF 270 DEGREES 00 MINUTES MEASURED CLOCKWISE 95.86 FEET; THENCE EASTERLY AT AN ANGLE OF 90 DEGREES 00 MINUTES CLOCKWISE 168.77 FEET TO EAST LINE OF SOUTHEAST  $\frac{1}{4}$  OF SECTION 17; THENCE NORTHERLY ALONG EAST LINE OF SOUTHEAST  $\frac{1}{4}$  OF SECTION 17 AT AN ANGLE OF 90 DEGREES 00 MINUTES MEASURED CLOCKWISE 357.25 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES OF LAND, IN OGLE COUNTY, ILLINOIS.

RECORDER OF DEEDS OF OGLE COUNTY  
AFFIDAVIT-PLAT ACT

STATE OF ILLINOIS )  
COUNTY OF OGLE )

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Rebecca Huntley, Clerk/Recorder, Ogle Illinois

Nicholas A. Alberts, being duly sworn on oath, states that \_\_\_\_\_ he resides at 111 E. Hill St. Mt. Morris, IL 61054. That the attached deed is not in violation of 765 ILCS 205 for one of the following reasons:

1. The sale or exchange is of entire tract of land not being a part of a larger tract of land.
1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as a right-of-way for railroads or other public utility facilities which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land for highway or other public purpose 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.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tract of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.
10. A division for the purpose of the sale or transfer of ownership of one (1) lot which contains an existing residential building constructed prior to March 24, 1992 and said lot is not less than one (1) acre in area, with a minimum width of one hundred fifty (150) feet measured at the street or road right-of-way line, such division made in accordance with the requirement set forth in the Ogle County Amendatory Zoning Ordinance, Section 5.01.E(2). For the purposes of review, a plat of survey shall be required for said division. The Zoning Administrator's and Plat Officer's signature of approval shall be required on the survey prior to recording.

CIRCLE/CHECK ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFLANT further states that \_\_\_\_\_ he makes this affidavit for the purpose of inducing the Recorder of Deeds of Ogle County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

\_\_\_\_\_  
Signature

SUBSCRIBED AND SWORN to before me  
this 1 day of November 2006  
Laura J Cook  
Notary Public

