

*Modern Real Estate Practice in Illinois, 6<sup>th</sup> Edition*  
Filmore W. Galaty, Wellington J. Allaway, Robert C. Kyle  
Laurie MacDougal, Consulting Editor

**Chapter 7 Review Quiz**

1. A statutory right that a family has in its residence is called
  - a. entirety.
  - b. survivorship.
  - c. curtesy.
  - d. homestead.
  
2. A person who has complete control over a parcel of real estate would *MOST LIKELY* own a
  - a. leasehold estate.
  - b. fee simple estate.
  - c. life estate
  - d. defeasible fee estate.
  
3. A portion of Walter's building was inadvertently built on Greg's land. This is called an
  - a. accretion.
  - b. avulsion.
  - c. encroachment.
  - d. easement.
  
4. Many states determine the order of water rights according to which users of the water hold a recorded beneficial use permit. This allocation of water rights is determined by
  - a. accretion.
  - b. riparian theory.
  - c. littoral theory.
  - d. the doctrine of prior appropriation.

5. The purchase of a ticket for a professional sporting event gives the bearer
  - a. an easement right to park his car.
  - b. a license to enter and claim a seat for the duration of the game.
  - c. an easement in gross interest in the professional sporting team.
  - d. a license to sell goods and beverages at the sporting event.
  
6. All of the following estates would have a definite duration *EXCEPT* a(n)
  - a. freehold estate.
  - b. less-than freehold estate.
  - c. estate for years.
  - d. license.
  
7. If the owner of the dominant tenement becomes the owner of the servient tenement and merges the two properties
  - a. the easement becomes dormant.
  - b. the easement is not affected.
  - c. the easement is terminated.
  - d. the properties retain their former status.
  
8. A decedent left a will giving his neighbor the right to use a well on the decedent's land as long as the neighbor was alive. The neighbor's interest in the property is properly called a(n)
  - a. license.
  - b. life estate
  - c. easement appurtenant.
  - d. lease
  
9. Homeowner Grace acquired the ownership of land that was deposited by a river running through her property by
  - a. reliction.
  - b. succession.
  - c. avulsion.
  - d. accretion.

10. Julian owned the fee simple title to a vacant lot adjacent to a hospital and was persuaded to make a gift of the lot. He had his attorney prepare a deed that conveyed the ownership of the lot to the hospital "So long as it is used for medical purposes." After the completion of the gift, the hospital will own a(n)
- life estate.
  - tenancy for years.
  - fee simple determinable estate.
  - periodic tenancy.
11. The most all-inclusive type of real property ownership is a
- fee simple estate.
  - life estate
  - conditional fee estate.
  - reversionary interest.
12. The rights of the owner of property located along the banks of a river are called
- littoral rights.
  - prior appropriation rights.
  - riparian rights.
  - hereditaments.
13. The local utility company dug up Frank's garden to install a natural gas line. The company claimed it had a valid easement and proved it through the county records. Frank claimed the easement was not valid because he did not know about it. Does the company have a valid easement?
- Yes, the easement was valid even though the owner did not know about it.
  - Yes, because utility easements are appurtenant easements.
  - No, the easement was not valid because it had not been used during the entire time that Frank owned the property.
  - No, the easement was not valid because Frank was not informed of its existence when he purchased the property.
14. The ownership rights to real estate do *NOT* include
- buildings located on the property.
  - air space above the property.
  - easements running with the land.
  - navigable rivers running through the property.

15. Josh and Sean are next-door neighbors. Sean tells Josh that he can store his bulldozer in his yard for a few weeks. Sean did not charge Josh rent for the use of his yard. Sean has given Josh a(n)
- easement appurtenant.
  - easement by necessity.
  - estate in land.
  - license.
16. Which of the following is *NOT* associated with life estates?
- Waste
  - Remainder
  - Condition subsequent
  - Dower
17. Creditors suing a homeowner who has obtained a homestead exemption as provided by state law
- can have the court sell the residence and apply the full proceeds of the sale to the outstanding debts.
  - have no right to sell the debtor's residence.
  - may request a court-ordered sale and have the proceeds in excess of the statutory exemption and exempted liens applied to the debts.
  - can force the debtor to sell the residence in order to pay the outstanding debts in full.
18. Aaron owned two acres of land. He sold one acre to Fiona and reserved for himself an appurtenant easement over Fiona's land for ingress and egress. Fiona's land
- is the dominant tenement.
  - is the servient tenement.
  - can be cleared of the easement when aaron sells the withheld acre to a third party.
  - is subject to an easement in gross.

19. Gillian owns 50 acres of land with 500 feet of frontage on a lake. She wishes to subdivide the parcel into lots, but she wants to retain control over the lake frontage while allowing lot owners to have access to the lake. Which of the following access rights would provide the greatest protection for a prospective purchaser?
- An easement in gross
  - An appurtenant easement
  - An easement by necessity
  - A license
20. A homestead exemption protects against judgments
- of unsecured creditors.
  - that result from unpaid taxes.
  - that result from foreclosure of a mortgage.
  - that result from the costs of improvements.
21. The major intent of zoning regulations is to
- demonstrate the police power of the state.
  - ensure the health, safety and welfare of the community.
  - set limits on the amount and kinds of businesses in a given area.
  - protect residential neighborhoods from encroachment by business and industry.
22. The owner of a secluded area adjacent to the Atlantic Ocean noticed that people from town walked along the shore in front of this property. The owner learned that the local citizens had been walking along this beach for years. The owner went to court to try to stop people from walking along the water's edge in front of his property. The owner is likely to be:
- unsuccessful because the local citizens have been doing this for years and thus have an easement.
  - unsuccessful because the owner's property extends only to the high-water mark and the public can use the land beyond this point.
  - successful because the owner's property extends to the middle of the water bed.
  - successful because the owner can control access to his own property.

23. A deed conveys ownership to the grantee so as long as the existing building is not torn down. What type of estate did this deed create?
- a. A life estate
  - b. A non-destructible estate
  - c. A fee simple estate
  - d. A determinable fee estate
24. Which of the following is an example of a legal life estate?
- A. A homestead estate
  - B. An estate conveyed by one party to a second party for the life of the second party
  - C. An estate created by a will
  - D. An estate conveyed to a second party subject to a condition
25. For land to be taken by the government under its right of eminent domain, which of the following must apply?
- a. The taking must be for a public purpose.
  - b. There must be a statutory dedication.
  - c. This must be an adverse action.
  - d. There must be constructive notice.
26. Helene conveys a life estate to her grandson and stipulates that upon her death the estate will pass to her son-in-law. The son-in-law has a(n)
- a. estate in reversion.
  - b. estate in remainder.
  - c. estate for years.
  - d. legal life estate.
27. Luke conveys the ownership of his house to his mother and stipulates that upon her death he will recapture the ownership. The interest Luke has in the ownership is a
- a. remainder interest.
  - b. curtesy estate.
  - c. legal life estate.
  - d. reversionary interest.

28. The process by which the government can take ownership of a building that has deteriorated, with bricks falling on a public sidewalk, is
- a. escheat.
  - b. eminent domain.
  - c. condemnation.
  - d. doctrine of public protection.
29. Deana conveys the ownership of her apartment building to a nursing home, anticipating that the rental income will help pay for her care there. When Deana dies, her estate will recapture ownership of the apartment building. The nursing home holds a
- a. remainder life estate.
  - b. legal life estate.
  - c. life estate pur autre vie.
  - d. leasehold estate.
30. The developer grants to the gas company the right to install transmission lines. This right is called a(n)
- a. license.
  - b. easement in gross.
  - c. easement by prescription.
  - d. conditional use permit.
31. A lot is encumbered by a sewer easement that runs where the foundation of a building would be. How will this affect the owner who wants to build a house?
- a. It will have no effect because the sewer line is deeper than the foundation would be.
  - b. The house must be constructed to avoid the easement.
  - c. The municipality must move the sewer line prior to construction.
  - d. Any easement through the buildable part of the lot will prevent construction.

32. The owner divides a parcel into two lots, one of which is surrounded by other lots and has no street access. Which of the following is *TRUE*?
- a. The municipality must construct a street to create access.
  - b. The owner must create an easement by condemnation to provide access.
  - c. An easement by prescription should be granted.
  - d. An easement by necessity should be created for the land-locked parcel.
33. A person wants to ensure that the ownership of real property can be willed to her children. Which of the following forms of ownership would the person want?
- a. A conventional life estate
  - b. A fee estate
  - c. A joint tenancy
  - d. A license
34. Each of the following would be an example of an encumbrance EXCEPT a(n)
- a. lien.
  - b. real estate license.
  - c. easement.
  - d. mortgage.
35. A person who acquired ownership that can be inherited, with the provision that the land must always be used for religious purposes, has which of the following?
- a. A fee simple estate
  - b. A conditional fee estate
  - c. A restricted estate
  - d. An estate that cannot be sold

**IN ILLINOIS . . .**

36. A summary proceeding in which the government agency can receive immediate title to real property by depositing just compensation with the county treasurer is called
- a. escheat.
  - b. quick take.
  - c. reversion.
  - d. expedited title.



37. In Illinois, real property escheats to the
- a. county in which its owner resides.
  - b. state.
  - c. county in which it is located.
  - d. owner's legal heirs.
38. How long does an original grantor's condition continue to be enforceable by the right of reversion?
- a. 10 years
  - b. 20 years
  - c. 35 years
  - d. 40 years
39. All of the following are recognized in Illinois, *EXCEPT*
- a. homestead.
  - b. dower.
  - c. reversion.
  - d. easement by prescription.
40. How much of an estate of homestead is an individual homeowner entitled to in his or her Illinois residence?
- a. \$5,000
  - b. \$7,500
  - c. \$15,000
  - d. \$18,000
41. How long is the period required to establish an easement by prescription in Illinois?
- a. 7 years
  - b. 15 years
  - c. 20 years
  - d. 21 years