

Education Services, Inc.
Real Estate Academy
Session Two Quiz – Chapters 7 and 8

CHAPTER SEVEN

1. 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 unaffected
 - c. The easement is terminated
 - d. The properties retain their former status

2. Jason 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 the lot as a:
 - a. Life estate
 - b. Tenancy for years
 - c. Fee simple determinable
 - d. Periodic tenancy

3. The rights of the owner of a property located along the banks of a river are called:
 - a. Littoral rights
 - b. Prior appropriation rights
 - c. Riparian rights
 - d. Hereditaments

4. Which of the following has an indefinite duration?
 - a. Freehold estate
 - b. Less-than-freehold estate
 - c. Estate for years
 - d. License

5. Suzy owns an apartment building and will grant a life estate to the nursing home to pay for her father's care. The nursing home will remain the life tenant as long as Suzy's father is alive. Upon the death of Suzy's father the apartment building will revert to Suzy. What type of life estate does the nursing home have?
 - a. License
 - b. Life estate pur autre vie
 - c. Legal life estate
 - d. Ordinary life estate

6. The major intent of zoning regulations is to:
 - a. Demonstrate the police power of the state
 - b. Ensure the health, safety and welfare of the community
 - c. Set limits on the amount and kinds of businesses in a given area
 - d. Protect residential neighborhoods from encroachment by business and industry

7. Mrs. Destiny 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

8. All of the following are powers of the government EXCEPT:
 - a. Easement in gross
 - b. Police power

- c. Eminent domain
 - d. Taxation
9. Mark wants to use water from a river that runs through his property to irrigate a potato field. To do so, Mark is required by his state's law to submit an application to the Department of Water Resources describing in detail the beneficial use he plans for the water. If the department approves Mark's application, he will receive a permit to divert a limited amount of river water into his field. Based on these facts, it can be assumed that Mark's state relies on which of the following rules of law?
- a. Common-law riparian rights
 - b. Common-law littoral rights
 - c. Doctrine of prior appropriation
 - d. Doctrine of highest and best use

CHAPTER EIGHT

10. An ownership interest that is based on annual occupancy intervals is a:
- a. Leasehold
 - b. Time-share
 - c. Condominium
 - d. Cooperative
11. Eric lives in an apartment building. A corporation owns the land and structures, with one mortgage loan covering the entire property. Like the other residents, Eric owns stock in the corporation and has a lease to his apartment. This type of ownership is called a:
- a. Condominium
 - b. Planned unit development
 - c. Time-share
 - d. Cooperative
12. Ralph, Rich and Edgar are joint tenants owning a parcel of land. Edgar conveys his interest to his long-time friend Sam. After the conveyance, Ralph and Rich:
- a. Become tenants in common
 - b. Continue to be joint tenants with Edgar
 - c. Become joint tenants with Sam
 - d. Remain joint tenants owning a two-thirds interest
13. Equal rights of possession are characteristic in all of the following EXCEPT:
- a. Tenancy in common
 - b. Tenancy at will
 - c. Tenancy by the entirety
 - d. Joint tenancy
14. To create a joint tenancy relationship in the ownership of real estate, there must be unities of:
- a. Grantees, ownership, claim of right, and possession
 - b. Title, interest, encumbrance, and survivorship
 - c. Possession, time, interest, and title
 - d. Ownership, possession, heirs, and title
15. The owner of a condominium unit learns that a neighbor has failed to pay his real estate taxes. If this neighbor does not pay the taxes:
- a. A lien can be filed against the condominium, including all of the units
 - b. A lien can be filed against the neighbor's unit and his percentage of the common elements
 - c. A lien can be filed only against the common areas of the condominium
 - d. The taxing authority can order the condominium to be dissolved

16. All of the following are true statements about a condominium EXCEPT:
 - a. A declaration must be filed before any units may be sold
 - b. Each unit owner has a fractional undivided interest in the common elements
 - c. Each owner receives a separate real estate tax statement
 - d. Each owner has a proprietary lease with the association of his or her own unit

17. Ollie purchases an interest in a house in Beachfront. Ollie is entitled to the right of possession only between July 10 and August 4 of each year. Which of the following is most likely the type of ownership Ollie purchased?
 - a. Cooperative
 - b. Time-share estate
 - c. Time-share use
 - d. Life estate

18. Which of the following best proves one's right to live in a cooperative?
 - a. Tax bill for the individual unit
 - b. Existence of a reverter clause
 - c. Shareholder's stock certificate
 - d. Right of first refusal

19. Ben and Cheri held title to an apartment building as joint tenants with rights of survivorship. Ben and Cheri had an argument, and Ben didn't like the possibility that Cheri would acquire total ownership of the building if Ben died. Therefore, Ben executed a deed to himself as a tenant in common and later willed his interest to Jenna. If this occurred in Illinois, which of the following statements accurately describes Ben's action?
 - a. Ben's action is illegal under Illinois law
 - b. While not necessary illegal, Ben's action has no affect on the joint tenancy
 - c. Ben's goal of severing the joint tenancy can be accomplished only by a partition suit
 - d. Ben's action legally severs the joint tenancy

20. If the owner of real estate does not take action against a persistent trespasser before the statutory period has passed, the trespasser may acquire:
 - a. An easement by necessity
 - b. A license
 - c. Title by eminent domain
 - d. An easement by prescription