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9590/0059 52 001 Page 1 of 4
2000-02-03 10:43:08
Cook County Recorder 27.50

ILLINOIS SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 18th day of February, 1999, by and between THEODORE A. EFIMOV and SYLVIA A. EFIMOV, his wife, of the County of Cook, State of Illinois, parties of the first part, and THEODORE A. EFIMOV and SYLVIA A. EFIMOV, Co-Trustees of the THEODORE A. EFIMOV REVOCABLE TRUST U.T.A. dated June 5, 1998, as to an undivided one-half interest, and SYLVIA A. EFIMOV and THEODORE A. EFIMOV, Co-Trustees of the SYLVIA A. EFIMOV REVOCABLE TRUST U.T.A. dated June 5, 1998, as to an undivided one-half interest, parties of the second part.

(Mailing address of first named grantee is 9114 W. 125th St., Palos Park, IL 60464).

WITNESSETH, THAT THE SAID PARTIES OF THE FIRST PART, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, does by these presents, TRANSFER and CONVEY unto the said parties of the second part, their successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Cook and State of Illinois, to wit:

The South 148.55 feet of Block 5 in Monson and Smiths First Addition to Palos Park being a Subdivision of the North West quarter of the South East quarter of Section 27, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of Illinois.

Subject to 1999 real estate taxes due and payable and all subsequent real estate taxes;

Subject to all visible easements and easements and restrictions of record and all applicable zoning ordinances;

TO HAVE AND TO HOLD the premises aforesaid, with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said parties of the second part and unto their successors and assigns forever; and that they will warrant and defend the title to the said premises unto the said parties of the second part and unto their successors and assigns forever, against the lawful claims and demands of all persons claiming under them.

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IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seal the day and year first above written.

THEODORE A. EFIMOV

SYLVIA A. EFIMOV

STATE OF ILLINOIS)
) ss.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that, Theodore A. Efimov and Sylvia A. Efimov, his wife, 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 official seal, this 18th day of February, 1999.

OFFICIAL SEAL
KATHLEEN M. GIULIANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-24-2002

Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt from Real Estate
Transfer Taxes pursuant to
§31-45(e) of the Real Estate
Transfer Act

This instrument was
prepared by (and after
recording return to):
Donald Friend II
Husch & Eppenberger, LLC
1200 Main, Suite 1700
Kansas City, MO 64105

::ODMA\PCDOCS\KANSAS_CITY\258578\1

EXEMPT AND ABI TRANSFER DECLARATION STATEMENT
REQUIRED UNDER PUBLIC ACT 87-543
COOK COUNTY ONLY

The grantor or ~~his~~ her agent affirms that, to the best of ~~his~~ her 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 rel 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 2-18, 19 99 Signature: Sylvia A. Efimov
Sylvia A. Efimov, Grantor ~~or Agent~~

Subscribed and sworn to before
me by the said _____
this _____ day of _____,
19____.
Notary Public _____

The grantee of 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 2-18, 19 99 Signature: Sylvia A. Efimov
Sylvia A. Efimov, Grantee ~~or Agent~~

Subscribed and sworn to before
me by the said _____
this 18th day of February,
19 99.
Notary Public Kathleen M. Giuliano

OFFICIAL SEAL
KATHLEEN M. GIULIANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-24-2002

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.)

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EXEMPT AND ABI TRANSFER DECLARATION STATEMENT
REQUIRED UNDER PUBLIC ACT 87-543
COOK COUNTY ONLY

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Dated 2-18, 19 99 Signature: Theodore A. Efimov
Theodore A. Efimov Grantor ~~or Agent~~

Subscribed and sworn to before me by the said _____ this 18th day of February, 19 99.
Notary Public Kathleen M. Giuliano

The grantee of 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 2-18, 19 99 Signature: Theodore A. Efimov
Theodore A. Efimov Grantee ~~or Agent~~

Subscribed and sworn to before me by the said _____ this 18th day of February, 19 99.
Notary Public Kathleen M. Giuliano

OFFICIAL SEAL
KATHLEEN M. GIULIANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-24-2002

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