

# UNOFFICIAL COPY

**Prepared By:** Jon R. Turner  
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2700 E. Sunset Road, Suite 6  
Las Vegas, NV 89120  
Phone: 702-938-8900

0030310552

5603/0272 11 001 Page 1 of 5  
2003-03-05 15:58:52  
Cook County Recorder 32.50

**After Recording Mail To:**  
Kimberly and Christopher  
O'Donnell,  
721 Limerick Lane ID  
Schaumburg, IL 60193



**Mail Tax Statement To:**  
Kimberly and Christopher  
O'Donnell  
721 Limerick Lane ID  
Schaumburg, IL 60193

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

TITLE OF DOCUMENT

The Grantor(s) **Kimberly Jenifer Sitko-O'Donnell, formerly known as Kimberly J. Sitko, a married woman and joined by her spouse Christopher R. O'Donnell**, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and warrant(s) to **Kimberly Jenifer Sitko-O'Donnell and Christopher R. O'Donnell, wife and husband not as tenants in common and not as joint tenants but as tenants by the entirety**, whose address is 721 Limerick Lane ID, Schaumburg, Illinois 60193, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 07-27-102-020-1410  
Site Address: 721 Limerick Lane ID, Schaumburg, Illinois 60193

Prior Recorded Doc. Ref.: Deed: Recorded: May 8, 2001; Doc. No. 0010420640

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

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When the context requires, singular nouns and pronouns, include the plural.

Dated this 21 day of Feb. 2003

Kimberly Jenifer Sitko-O'Donnell  
Kimberly Jenifer Sitko-O'Donnell f/k/a  
Kimberly J. Sitko

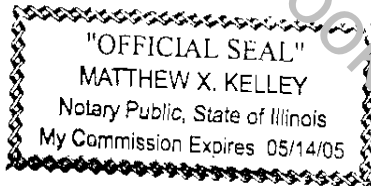
Christopher R. O'Donnell  
Christopher R. O'Donnell

STATE OF ILLINOIS)  
COUNTY OF COOK )ss

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, certify that **Kimberly Jenifer Sitko-O'Donnell f/k/a Kimberly J. Sitko and Christopher R. O'Donnell** personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 21<sup>st</sup> day of February, A.D., 2003



Matthew X. Kelley  
NOTARY PUBLIC

Matthew Kelley  
PRINTED NAME OF NOTARY  
MY Commission Expires: 5-14-05

AFFILIATE TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph <u>e</u> "	
Section 31-45; Real Estate Transfer Tax Act	
<u>2/21/03</u>	<u>Kimberly Jenifer Sitko - O'Donnell</u>
Date	Buyer, Seller or Representative

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

UNIT 1D, 721 LIMERICK LANE, OF LAKEWOOD CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF A PART OF LOT 16131 IN SECTION 2, WEATHERSFIELD UNIT 16, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 30, 1979 AND KNOWN AS TRUST NUMBER 46656, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25252295, AS AMENDED FROM TIME TO TIME TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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*Exhibit A*

**AFFIDAVIT - PLAT ACT**

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**RECORDER OF Cook COUNTY**

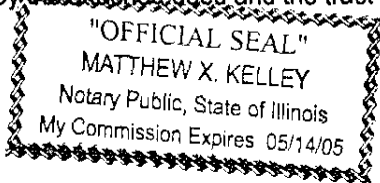
STATE OF ILLINOIS )  
COUNTY COOK ) SS

Kimberly Jenifer Sitko-O'Donnell f/k/a Kimberly J. Sitko, being duly sworn on oath, states that he/she resides at 721 Limerick Lane ID, Schaumburg, Illinois 60193 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. 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.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes 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.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts 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.
10. 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 configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or 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.

**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook 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.



*Kimberly Jenifer Sitko - O'Donnell*  
 \_\_\_\_\_  
 Kimberly Jenifer Sitko-O'Donnell

SUBSCRIBED AND SWORN to before me this 24 day of Feb, 2003.

*Matthew X. Kelley*  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 5-14-05

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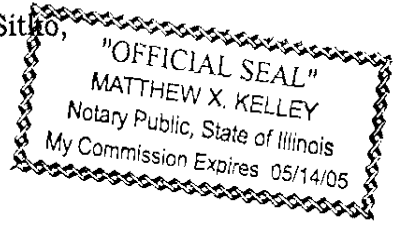
## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his agent affirms that, to the best of his 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 real 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 2-21, 2003 Signature: Kimberly Jenifer Sitko - O'Donnell  
Kimberly Jenifer Sitko-O'Donnell f/k/a  
Kimberly J. Sitko

Subscribed and sworn to before me  
by the said, Kimberly Jenifer Sitko-O'Donnell f/k/a Kimberly J. Sitko,  
this 21st day of Feb., 2003

Notary Public: Matthew X. Kelley

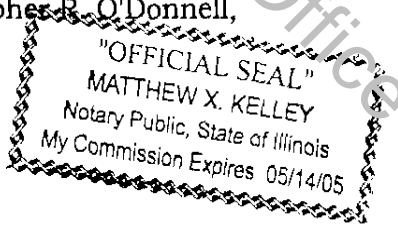


The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real 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 2-21, 2003 Signature: Kimberly Jenifer Sitko - O'Donnell  
Kimberly Jenifer Sitko-O'Donnell  
Signature: Christopher R. O'Donnell  
Christopher R. O'Donnell

Subscribed and sworn to before me  
by the said, Kimberly Jenifer Sitko-O'Donnell and Christopher R. O'Donnell,  
this 21st day of Feb., 2003

Notary Public: Matthew X. Kelley



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.)