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Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 08/19/2003 10:21 AM Pg: 1 of 4

Prepared By:
Ralph & Andrea Warner
6254 Cuyler Avenue
Chicago, IL 60634

After Recording Mail To:
Ralph & Andrea Warner
6254 Cuyler Avenue
Chicago, IL 60634

Mail Tax Statement To:
Ralph & Andrea Warner
6254 Cuyler Avenue
Chicago, IL 60634

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

TITLE OF DOCUMENT

The Grantor(s) **Ralph C. Warner and Andrea M. Warner, formerly known as Andrea M. Klein, husband and wife**, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and warrant(s) to **Ralph C. Warner and Andrea M. Warner, husband and wife as joint tenants with right of survivorship and not as tenants in common**, whose address is 6254 Cuyler Avenue, Chicago, Illinois 60634, 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: 13-17-310-039-000
Site Address: 6254 Cuyler Avenue, Chicago, Illinois 60634

Prior Recorded Doc. Ref.: Deed: Recorded: _____; BK _____, PG _____,
Doc. No. _____

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.

Lot 2 in Collins and Gauntlett's Subdivision Survey A
Subdivision of lot 19 in Frederick H. Bartlett's
Subdivision of the North 7/8th of the West 1/2
of the Southwest 1/4 of Section 17 Township 40 North
Range 13 East of the Third Principal Meridian in
Cook County Illinois

13-17-310-039

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

Dated this _____ day of _____, 20____.

Ralph C. Warner

Ralph C. Warner

Andrea M. Warner

Andrea M. Warner, f/k/a Andrea M. Klein

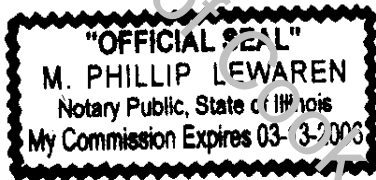
STATE OF Illinois
COUNTY OF Cook)

ss

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, certify that **Ralph C. Warner and Andrea M. Warner, f/k/a Andrea M. Klein** 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
25 day of July, A.D., 2005.



M. Phillip Lewaren
NOTARY PUBLIC

M. Phillip Lewaren
PRINTED NAME OF NOTARY
MY Commission Expires: 3/3/06

AFFIX TRANSFER TAX STAMP OR "Exempt under provisions of Paragraph <u>c</u> Section 31-45; Real Estate Transfer Tax Act	
<u>7/25/05</u> Date	<u>M. Phillip Lewaren</u> Buyer, Seller or Representative

UNOFFICIAL COPY**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 July 25, 2023.

Signature: Ralph C Warner
Ralph C. Warner

Signature: Andrea M. Warner
Andrea M. Warner,
f/k/a Andrea M. Klein

Subscribed and sworn to before me
by the said, Ralph C. Warner and Andrea M. Warner, f/k/a Andrea M. Klein,
this 25 day of July, 2023.

Notary Public: M. Phillip [Signature]

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 July 25, 2023.

Signature: Ralph C Warner
Ralph C. Warner

Signature: Andrea M. Warner
Andrea M. Warner

Subscribed and sworn to before me
by the said, Ralph C. Warner and Andrea M. Warner,
this 25 day of July, 2023.

Notary Public: M. Phillip [Signature]

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.)

UNOFFICIAL COPY**AFFIDAVIT - PLAT ACT**

RECORDER OF Cook COUNTY

STATE OF Illinois
COUNTY Cook } S I

Ralph C. Warner, being duly sworn on oath, states that he resides at **6254 Cuyler Avenue, Chicago, Illinois 60634** 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, 1958 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 herein.

Ralph C Warner
Ralph C/Warner

SUBSCRIBED AND SWORN to before me this 25 day of July, 2003.

M. Phillip Lewaren
Notary Public
My commission expires: 3/13/06

