

# UNOFFICIAL COPY



0327231126

**This document prepared by (and after recording return to):** )  
 Name: Dennis W. Jadin )  
 Firm/Company: )  
 Address: 37W615 Grey Barn Road )  
 Address 2: )  
 City, State, Zip: St. Charles, IL 60175 )  
 Phone: 630-587-8769 )  
 )  
 )  
 )

**Doc#:** 0327231126  
 Eugene "Gene" Moore Fee: \$30.50  
 Cook County Recorder of Deeds  
 Date: 09/29/2003 02:55 PM Pg: 1 of 4

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**13-29-116-040-0000**  
 (Parcel Identification Number)

**WARRANTY DEED**  
 (Individual to Individuals)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,

**John F. Jadin**, an individual,  married  unmarried  widowed,

hereinafter referred to as "Grantor", does hereby convey and warrant unto:

**John F. Jadin**, an individual,  married  unmarried  widowed, and  
**Dennis W. Jadin**, an individual,  married  unmarried,

hereinafter "Grantee(s)", the following lands and property, together with all improvements located thereon, lying in the City of Chicago, County of Cook, State of Illinois to-wit:

Lot 15 in the Subdivision of the South half of Block 4 in Watson's 5 acres addition to Chicago, a subdivision of the South half of the Northwest quarter of Section 29, township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded November 8 1926 as Document No. 9459960, in Cook County, Illinois

Prior instrument reference: Book 217-O, Page 82, Document No. 19820434, of the Recorder of Cook County, Illinois.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee(s), and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

*SVL*  
*P41111*  
*SPO*  
*MYS*  
*DM*

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GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE(S) that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2002 shall be  prorated between Grantor and Grantee(s) as of the date selected by Grantor and Grantee(s), or  paid by Grantee(s), or  paid by Grantor.

The property herein conveyed  is not a part of the homestead of Grantor, or  is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the 20th day of August, 2003.

*John F. Jadin*  
Grantor  
John F. Jadin

STATE OF ILLINOIS

COUNTY OF Kane

The foregoing instrument was acknowledged before me this 20th day of August, 2003 by John F. Jadin (name of person(s) acknowledged.)

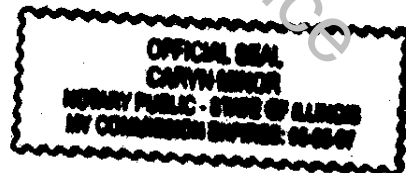
*Caryn Minor*  
Notary Public

Caryn minor  
Print Name

(SEAL)

My Commission Expires:

5/5/7



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: AUGUST 20, 2003

*[Signature]*  
Buyer, Seller or Representative

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**Grantor(s) Name, Address, phone:**  
John F. Jadin  
2911 North Merrimac Avenue  
Chicago, IL 60634-5010

**Grantee(s) Name, Address, phone:**  
John F. Jadin and Dennis W. Jadin  
37W615 Grey Barn Road  
St. Charles, IL 60175  
(630) 587-8769

**SEND TAX STATEMENTS TO GRANTEE**

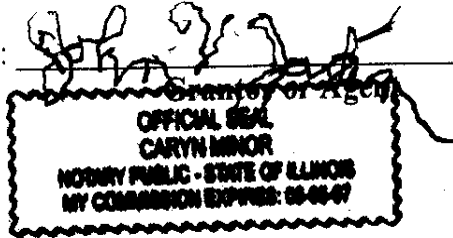
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## STATEMENT BY GRANTOR AND GRANTEE

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 AUGUST 21, 2003

Signature: \_\_\_\_\_

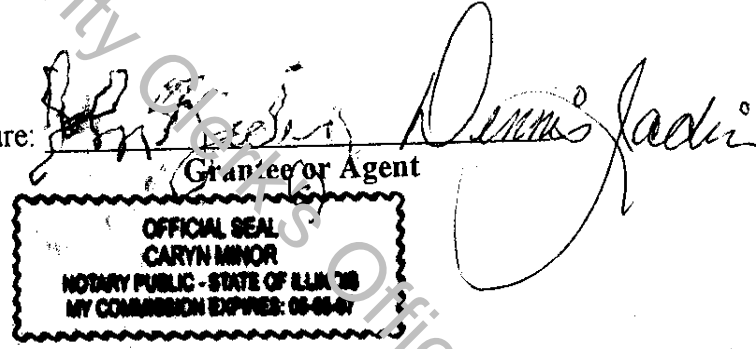


Subscribed and sworn to before me by the said John Jadin this 21 day of August, 2003  
Notary Public Caryn Minor

The **Grantee** or 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 AUGUST 21, 2003

Signature: \_\_\_\_\_



Subscribed and sworn to before me by the said Dennis Jadin this 21st day of August, 2003  
Notary Public Caryn Minor

**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.

(Attached 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.)