

# UNOFFICIAL COPY



0423622144D

Doc#: 0423622144  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 08/23/2004 02:42 PM Pg: 1 of 4

After Recording Return to:

This Instrument Prepared  
by:  
William E. Curphey & Assoc.  
2605 Enterprise Road  
Suite 155  
Clearwater, Florida 33759

This space for recording information only

## Mail Tax Statements To:

Alan D. Robinson and Liela C. Robinson  
3614 W. 81<sup>st</sup> Place  
Chicago, IL 60652

Property Tax ID#: 19-35-116-057

*Exempt under  
35 ILCS 200/31-45  
Paragraph E  
7-25-04  
Alexandra Cartwright  
agent*

## WARRANTY DEED

[William E. Curphey & Assoc.]

[by: *A. Cartwright*]

This WARRANTY DEED, executed this 25<sup>th</sup> day of July, 2004,  
~~2003~~, RONALD J. DEGNER and CHARLENE DEGNER, husband and wife, hereinafter called  
GRANTORS, grant to ALAN D. ROBINSON and LIELA C. ROBINSON, husband and wife,  
hereinafter called GRANTEES:

Wherever used herein the terms "GRANTORS" AND "GRANTEES" include all the  
parties to this instrument and the heirs, legal representatives and assigns of individuals, and the  
successors and assigns of corporations.

GRANTORS, for and in consideration of the sum of \$10.00 and other valuable  
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens,  
remiss, releases, conveys and confirms unto the GRANTEES, all that certain land, situated in  
Cook County, Illinois, viz:

*S-Y  
D-Y  
S-Y  
M-Y  
M-Y*

# UNOFFICIAL COPY

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

LOT 40 (EXCEPT THE WEST 4 FEET THEREOF) AND THE WEST 12 FEET OF LOT 41 IN BLOCK 1 IN CLARKDALE, BEING A SUBDIVISION BY GEORGE T. POTTER OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF PART OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1889, AS DOCUMENT 1133757.

**TAX PARCEL ID#:** 19-35-116-057-0000

**PROPERTY ADDRESS:** 3614 W. 81<sup>st</sup> Place, Chicago, IL 60652

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

STATE OF ILLINOIS

COUNTY OF COOK )

The foregoing instrument was hereby acknowledged before me this 25<sup>th</sup> day of July, 2004, by RONALD J. DEGNER, who is personally known to me or who has produced drivers license as identification, and who signed this instrument willingly.

Ronald J. Degner  
RONALD J. DEGNER

Judith M. Welch  
Notary Public

My commission expires: 09/01/07



## UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
Witness

Charlene Degner  
CHARLENE DEGNER

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

STATE OF ILLINOIS

COUNTY OF Cook

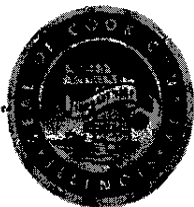
The foregoing instrument was hereby acknowledged before me this 25<sup>th</sup> day of July, 2004, by CHARLENE DEGNER, who is personally known to me or who has produced drivers license as identification, and who signed this instrument willingly.



Judith M. Welch  
Notary Public  
My commission expires: 09/01/07

No title search was performed on the subject property. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared by:  
William E. Curphey & Assoc.  
2605 Enterprise Road, East  
Suite 155  
Clearwater, Florida 33759

**UNOFFICIAL COPY****EUGENE "GENE" MOORE**
 RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
 COOK COUNTY ILLINOIS
**GRANTOR/GRANTEE STATEMENT**

The Grantor or his Agent Affirms that, to the best of his knowledge, the name of the Grantor 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 8-12, 2004

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

Grantor or Agent

Subscribed and sworn to before me

By the said Anthony TrevinoThis 12th day of August, 2004Notary Public April Livingston

COMMONWEALTH OF PENNSYLVANIA

 Notarial Seal  
 April Livingston, Notary Public  
 New Galilee Boro, Beaver County  
 My Commission Expires Sept. 10, 2006

Member, Pennsylvania Association of Notaries

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 a 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 8-12, 2004

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

Grantee or Agent

Subscribed and sworn to before me

By the said Anthony TrevinoThis 12th day of August, 2004Notary Public April Livingston

COMMONWEALTH OF PENNSYLVANIA

 Notarial Seal  
 April Livingston, Notary Public  
 New Galilee Boro, Beaver County  
 My Commission Expires Sept. 10, 2006

Member, Pennsylvania Association of Notaries

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.