

UNOFFICIAL COPY

PREPARED BY:

Larry A. Sultan
1601 Sherman Suite 200
Evanston, IL 60201

MAIL TAX BILL TO:

Brian Kennedy
1116 S. Hannah
Forest Park, IL 60130

MAIL RECORDED DEED TO:

Kevin Katsis
7346 West Madison Street
Forest Park, IL 60130



Doc#: 0430814009
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/03/2004 07:23 AM Pg: 1 of 3

133343 1/2

TENANCY IN COMMON WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Carmen Warren, *unmarried* of the City of Forest Park, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Brian Kennedy, unmarried, and Nancy J. Mangini, unmarried, of the City of FOREST PARK, State of Illinois, as Tenants in Common, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

The North 16.0 Feet of Lot 38 and all of Lot 39 (Except the North 8 Feet thereof) In Block 3 in Boldenwick's Subdivision of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 15-13-428-043-0000
Property Address: 1116 S. Hannah, Forest Park, IL 60130

Subject, however, to the general taxes for the year of 2004 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises in TENANCY IN COMMON forever.

Dated this 15 Day of OCTOBER 2004

Carmen Warren

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

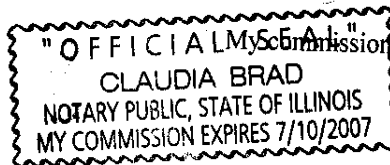
VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 1145
Approved/Date 10/15/04

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said 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.

Given under my hand and Notarial seal, this 15 Day of OCTOBER, 2004

Notary Public

Exempt under the provisions of paragraph




3

ATGF INC.

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STATE TAX

STATE OF ILLINOIS



OCT. 28. 04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000061974

REAL ESTATE TRANSFER TAX
0040000
FP326652

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 28. 04

REVENUE STAMP

000009941

REAL ESTATE TRANSFER TAX
0020000
FP326665

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

Anna Bizik _____,

being duly sworn on oath, states that he/she

resides at 33 N. Dearborn

Chicago IL 60602,

and that the attached deed or lease is not in violation of the Illinois Plat Act for one of the following reasons (CIRCLE NUMBER BELOW THAT IS APPLICABLE TO ATTACHED DEED OR LEASE)

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision, which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
6. The conveyance 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 public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.

Anna Bizik
Signature of Affiant

Subscribed and sworn to before me this

25 day of October, 2004
Day Month Year

Dawn M. Markunas
Notary Public

