

# UNOFFICIAL COPY

Warranty Deed  
Statutory (ILLINOIS)  
General



Doc#: 0432320103  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/18/2004 12:48 PM Pg: 1 of 3

SEE STAMPS AFFIXED TO PREVIOUS DOC # 0432320102

Above Space for Recorder's Use Only **HUSBAND AND WIFE**

THE GRANTOR (S) Anthony J. Pankau, Jr. and Carole A. Pankau, as joint tenants with right of survivorship and not as tenants in common, of the City Roselle, County of DuPage, State of Illinois, for and in consideration of (\$10.00) Ten and No/100 DOLLARS, in hand paid, CONVEY and WARRANT to Maria Seremetis, 10119 W. Devon Court, Unit 2W, Rosemont, IL 60018, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THAT PORTION LOT 29 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 29; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 29, A DISTANCE OF 95.00 FEET TO THE SOUTH EAST CORNER OF SAID LOT 29, THENCE WESTERLY ALONG THE ARC OF A CIRCLE BEING THE SOUTHERLY LINE OF LOT 29, A DISTANCE OF 46.94 FEET, SAID CURVE HAVING A RADIUS OF 65.00 FEET THENCE NORTHERLY A DISTANCE OF 96.56 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 29, SAID POINT BEING 63.11 FEET WESTERLY LINE THEREOF, THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 29 A DISTANCE OF 63.11 FEET TO THE POINT OF BEGINNING IN STONEBRIDGE COMMONS, TOWNSHIP 41 NORTH, RANGE 10, EAST THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

308  
2004

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO:\* General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the Purchaser's use and enjoyment of the property.

Permanent Index Number (PIN): 07-17-110-061

# P.N.T.N.

Address(es) of Real Estate: 1718 Southbridge Court, Schaumburg, IL 60194

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
7-28-04  
2681 \$244.00

Dated this 27 day of July 2004

Anthony J. Pankau, Jr.

Carole A. Pankau

PLEASE  
PRINT OR  
TYPE NAMES  
BELOW  
SIGNATURE(S)

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)

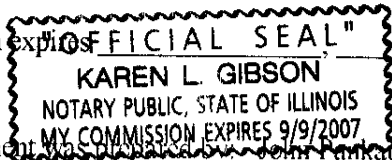
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State of Illinois, County of DuPage ss, I, the undersigned, a Notary Public

In and for said County, in the State aforesaid, DO HEREBY CERTIFY Anthony J. Pankau and Carole A. Pankau, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 28<sup>th</sup> day of July, 2004

Commission expires



Karen L. Gibson  
NOTARY PUBLIC

This instrument was prepared by John Pankau, Attorney at Law, 105 E. Irving Park Road Itasca, Illinois 60143

MAIL TO:

Steven Nicholas, Attorney at Law  
1060 Lake Street  
Hanover Park, IL 60133

SEND SUBSEQUENT TAX BILLS TO:

Maria Seremetis  
1718 Southbridge Court  
Schaumburg, IL 60194

OR

Recorder's Office Box No. \_\_\_\_\_

Property Of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

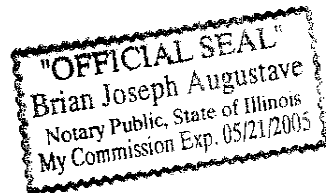
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 9/8, 18 2004

Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said agent this 8 day of AUG SEP, 18 2004



Notary Public [Handwritten Signature]

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 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 9/8, 18 2004

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me by the said agent this 8 day of SEP, 18 2004



Notary Public [Handwritten 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.)