

# UNOFFICIAL COPY

## WARRANTY DEED

9/15/2004

MAIL TO:

Ms. Irina Kameristy  
676 Tribal Court  
Long Grove, Illinois 60649



Doc#: 0435616056  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 12/21/2004 09:57 AM Pg: 1 of 4

NAME & ADDRESS OF TAXPAYER

Andrey Babin  
804 Revere Road  
Glenview, Illinois 60025

THE GRANTORS, JAMES K. BROWN and MARGARETA M. BROWN, his wife, of the Village of Glenview, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid,

CONVEY AND WARRANT to ANDREY BABIN, *a married man* of 1805A Henley Street, Glenview, Illinois all interest in the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

The West 107 feet of the East 140 feet of the North 93.8925 feet of the South 220.785 feet of Lot 7 in the County Clerk's Division of the South 1/2 of Section 33, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

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AR

Subject to: general real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions of record, building lines and easements, if any so long as they do not interfere with Purchaser's use and enjoyment of the Real Estate

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

Permanent Real Estate Index Number(s): 04-33-300-040

Address(s): 804 Revere Road, Glenview, Illinois 60025

Dated this 30th day of NOVEMBER, 2004.

James R. Brown (Seal)  
JAMES R. BROWN

Margareta M. Brown (Seal)  
MARGARETA M. BROWN

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JAMES R. BROWN and MARGARETA M. BROWN, his wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 30TH day of NOVEMBER, 2004



Barbara K. Watson  
Notary Public

My commission expires on June 21, 2004.

\*if Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights

This instrument was prepared by Barbara K. Watson, 8501 W. Higgins, Suite 440, Chicago, Illinois 60631  
(Name and Address)

\*\* This conveyance must contain the name and address of Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022)

STATE OF ILLINOIS	
STATE TAX	DEC.-9.04
REAL ESTATE TRANSFER TAX	
# 0800063480	REAL ESTATE TRANSFER TAX
	00380.00
	EP226652

COOK COUNTY	
COUNTY TAX	DEC.-9.04
REAL ESTATE TRANSACTION TAX	
# 0000011428	REAL ESTATE TRANSFER TAX
	00190.00
	EP226655

TO

FROM

WARRANTY DEED

UNOFFICIAL COPY

RECORDER'S STAMP

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

CIRCLE THE NUMBER BELOW WHICH IS APPLICABLE TO THE ATTACHED DEED

STATE OF ILLINOIS )
COUNTY OF COOK ) SS

JAMES R. BROWN, being duly sworn on
oath, states that he resides at 804 REVERE RD
GLENVIEW IL 60025. That the attached deed is not in violation of

Chap. 765 ILCS par. 205/1 subsection (b) 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 land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interest 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 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 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, 1959, and not involving any new streets or easements of access.

continued on reverse side

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10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions of configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, of 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.

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

Signature James R. Brown

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 30th DAY  
OF NOVEMBER  
19 2004

Suzanne K. Waters  
Notary Public

Property of Cook County Clerk's Office