

UNOFFICIAL COPY



0527632189

Doc#: 0527632189 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/03/2005 01:14 PM Pg: 1 of 4

WARRANTY DEED

Prepared by: Delano Law Offices, P.C.
One Southeast Old State Capitol Plaza
Springfield, Illinois 62701

Grantees: Kevin Delano and Ann Delano
Return and: 2336 South 2nd Avenue
Tax Bill to: North Riverside, Illinois 60546

THE GRANTORS, KEVIN DELANO and ANNE DELANO f/k/a Anne Carey and Ann Carey, husband and wife, of the County of Cook and State of Illinois, for and in consideration of Ten (\$10) Dollars in hand paid, CONVEY and WARRANT to KEVIN DELANO and ANN DELANO, husband and wife, of the County of Cook and State of Illinois, not as joint tenants with rights of survivorship but as tenants by the entirety, the Real Estate legally described in Exhibit A attached hereto.

Subject to:

- a. All covenants, easements and restrictions of record or in place;
- b. All real estate taxes and special assessments for the year 2004 and subsequent years which Grantees agree to pay;
- c. Rights or claims of parties in possession not shown by the public record;
- d. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey, and inspection of the premises;
- e. Rights of the Public, the State of Illinois, the County, the Township and the municipality in and to that part of the premises in question taken, used, or dedicated for roads or highways;
- f. Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any; and
- g. All coal, gas, oil and other mineral rights heretofore conveyed away of record.

UNOFFICIAL COPY

Situated in the County of Sangamon in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this 24 day of September, 2005.

Kevin Delano
Kevin Delano

Ann Delano
Ann Delano f/k/a Anne Carey and Ann Carey

STATE OF ILLINOIS)
) SS
COUNTY OF SANGAMON)

I, the Undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY, that KEVIN DELANO and ANN DELANO f/k/a Anne Carey and Ann Carey, 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 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 24th day of September 2005.



Naomi Ramage
Notary Public

Exempt under provisions of Paragraph e,
Section 4, Real Estate Transfer Tax Act.

9/24/05
Date

Faded Signature
Buyer, Seller or Representative

UNOFFICIAL COPY

EXHIBIT A

LOT 8 IN BLOCK 7 IN KOMAREK'S WEST 22ND STREET THIRD ADDITION, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2336 South 2nd Avenue, North Riverside, Illinois 60546

Parcel ID: 15-26-114-020-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 10/13 _____, 2005

Signature: Kevin Delano
Grantor or Agent

Subscribed and sworn to before me
by the said Kevin R. Delano
this 3rd day of October, 2005
Notary Public Latasha S. Cook



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 10/13 _____, 2005

Signature: Kevin Delano
Grantee or Agent

Subscribed and sworn to before me
by the said Kevin R. Delano
this 3rd day of October, 2005
Notary Public Latasha S. Cook



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.)