

# UNOFFICIAL COPY

## WARRANTY DEED STATE OF ILLINOIS COUNTY OF COOK



Doc#: 0528712179 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/14/2005 04:24 PM Pg: 1 of 3

THE GRANTOR,

TIMOTHY P. WALBERT,  
a single person,  
107 Prairie Avenue  
Park Ridge, IL 60068

(The Above Space For Recorder's Use Only)

of the 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, CONVEYS and WARRANTS to:

TIMOTHY P. WALBERT, Trustee(s) of the TIMOTHY P. WALBERT LIVING TRUST dated September 22, 2005, and any amendments thereto

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 1 IN JAEGER'S RESUBDIVISION OF THE SOUTH 1/2 OF LOT 12 IN BLOCK 4 IN L. HODGE'S ADDITION OF PARK RIDGE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 SECTION OF 35, SOUTH OF RAILROAD (EXCEPT 40 ACRES IN THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION), ALL IN TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE 8.73 ACRES IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF PUBLIC ROAD, IN COOK COUNTY, ILLINOIS.

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 property.

Permanent Index Number (PIN): 09-35-211-002

Address of Real Estate: 107 Prairie Avenue  
Park Ridge, IL 60068

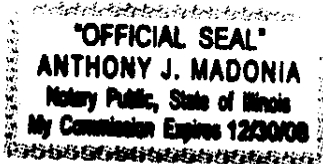
DATED this 22 day of September 2005.



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 25132

*Timothy P. Walbert*  
Timothy P. Walbert

State of Illinois, County of Cook) SS.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY P. WALBERT, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 22<sup>nd</sup> day of Sept, 2005.  
Commission expires 12-30-08

NOTARY PUBLIC

This instrument was prepared by Anthony J. Madonia & Associates, Ltd. Exempt under provisions of Paragraph E

Section 31-45, Property Tax Code.

9/22/05  
Date

*Timothy P. Walbert*  
buyer, Seller or Representative

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**MAIL TO PREPARER:**

Anthony J. Madonia & Associates, Ltd.  
150 North Wacker Drive, Suite 2600  
Chicago, Illinois 60606

**SUBSEQUENT TAX BILL TO:**

*Grantee*  
Mr. Timothy P. Walbert  
107 Prairie Avenue  
Park Ridge, IL 60068

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
PROPERTY TAX DEPARTMENT  
100 N. WACKER DRIVE, SUITE 2600  
CHICAGO, ILLINOIS 60606  
TEL: (773) 304-3000 FAX: (773) 304-3001  
WWW.COOKCOUNTYIL.GOV

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## STATEMENT BY GRANTOR AND GRANTEE

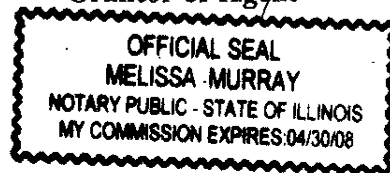
The **Grantor** or his Agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 October 13, 2005

Signature: *Daniel W. Smith*

Grantor or Agent

Subscribed and sworn to before me by the said Daniel W. Smith this 13<sup>th</sup> day of October, 2005  
Notary Public: Melissa Murray



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 October 13, 2005

Signature: *Daniel W. Smith*

Grantee or Agent

Subscribed and sworn to before me by the said Daniel W. Smith this 13<sup>th</sup> day of October, 2005  
Notary Public: Melissa Murray



**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.)