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WARRANTY DEED

Mail to: Slava Tanenbaum, Esq 5920 W. Dempster St., Suite 200 Morton Grove, Illinois 60053

Name and Address of Preparer: Law Office of ALBIN J. CZARNIK 6342 W. Irving Park Rd. Chicago, IL 60634



Doc#: 0601340042 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/13/2006 09:52 AM Pg: 1 of 3

Above Space For Recorder's Use Only

THE GRANTON, OLGA MOTYKA, a married woman, of the City of Chicago, County of Cook, State of Illinois, for and in Consideration of the sum of Ten Dollars and other valuable consideration in hand paid, do hereby CONVEYS AND WARRANTS to VOLODYMYR LTS(VY, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, IN FEE SIMPLE, the following described Real Estate situated in the County of Cook, in the State of Illinois, and described as follows:

THE NORTH 1/4 OF LOT 3 IN BLOCK 2 IN W.R. KAISER AND COMPANY'S ADDISON HEIGHTS , BEING A SUBDIVISION OF THE SOUTH ½ OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-19-129-016

Common address of the property: 3632 N. NORDICA, CHICAGO IL, 60634.

Subject to general covenants, conditions, restrictions of record and real estate taxes for 2004 and subsequent years.

The Grantor releases and waives all rights in said real estate that she may has under the Homestead Exemption Laws of Illinois,

Dated: 12.20.05

The spouse signing only for the purpose of the waiving of the Homestead Exemption

STATE OF ILLINOIS

COUNTY OF COOK

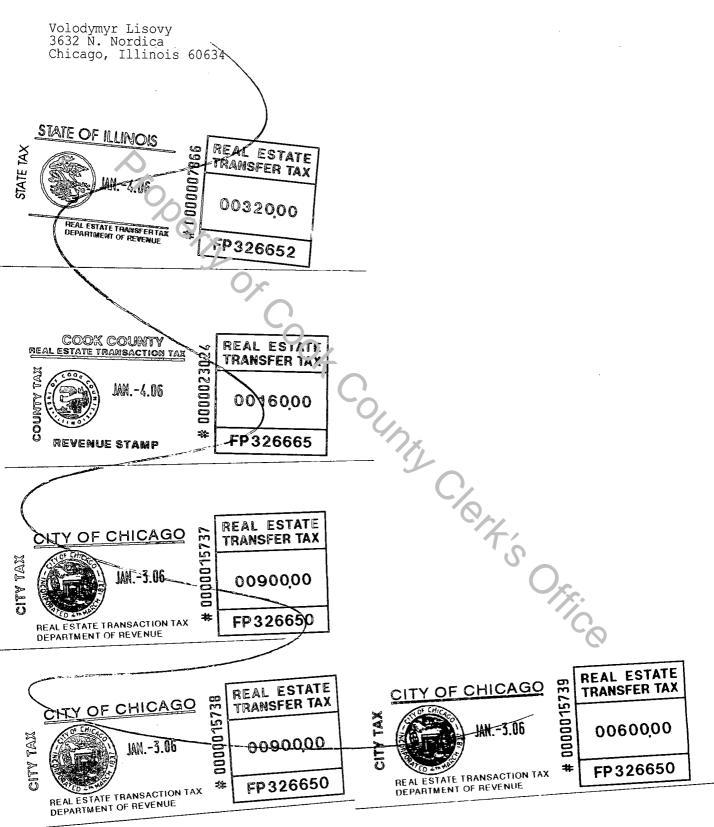
The foregoing instrument was acknowledged before me this 20 day of 2005, by Motyka Olga, a married woman.

(SEAL)

OFFICIAL SEAL **ALEX W WOLF** NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. IAN. 6,2806

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Send subsequent tax bills to:



.0601340042D Page: 3 of 3

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PLAT ACT AFFIDAVIT

STATE OF UINDIS

COUNTY OF COOK

SS

being duly sworn on oath, states that he/she

resides at 3632 N. Nordica Ave

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

- The division or subdivision of land into ρ² cels 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 i care 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 easeners 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
- 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 parcs 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 Posistered 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

County, Illinois, to accept the attached deed for recording.

Subscribed and sworn to before me this

day of

Mon

<u> 2008</u>

Notary Public

Official Seal Dawn M. Markunas Notary Public State of Illinois My. Commission Expires 04/05/06

ATG FORM 3015