

# UNOFFICIAL COPY

**Warranty Deed**  
Statutory (ILLINOIS)



Doc#: 0618844080 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/07/2006 12:51 PM Pg: 1 of 4

This document was prepared by:  
James A. Snyder  
Neal, Gerber & Eisenberg LLP  
Two North LaSalle Street  
Suite 2200  
Chicago, IL 60602-3801

(The Above Space for Recorders Use Only)

THE GRANTORS, JANET M. SNYDER, a widow not since remarried, of 525 69<sup>th</sup> Street, Kenosha, WI 53143, and JAMES A. SNYDER, a married man, of 1243 North Wolcott Avenue, Unit 6, Chicago, IL 60622, for and in consideration of Ten and No/100 ----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Janet M. Snyder, of 525 69<sup>th</sup> Street, Kenosha, WI 53143, not individually but solely as Trustee of the SNYDER SURVIVOR'S TRUST created under Trust Agreement dated June 17, 1998 and known as the Snyder Revocable Trust, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See page 3 for legal description.). SUBJECT TO: (See page 3 for subject to).

Permanent Index Number(s) (PIN): 17-06-105.001-0000

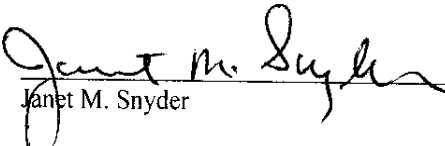
Address(es) of Real Estate: 1563 North Hoyne Avenue Chicago, IL 60622

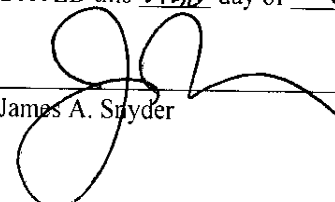
THIS DEED IS BEING RECORDED TO CORRECT THAT CERTAIN QUIT CLAIM DEED DATED JULY 16, 2005 AND RECORDED ON SEPTEMBER 8, 2005 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 0525134041 - TO CORRECT THE TYPE OF DEED AND THE GRANTEE NAMED THEREIN. THIS DEED SUPERSEDES THE DEED RECORDED AS DOCUMENT NUMBER 0525134041.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTORS.

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (d), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

DATED this 2nd day of July, 2006.

 (SEAL)  
Janet M. Snyder

 (SEAL)  
James A. Snyder

BX26 DJ

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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 JANET M. SNYDER, 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.

Given under my hand and official seal, this 2nd day of July, 2006.

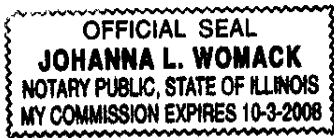


Johanna L. Womack  
Notary Public  
Commission expires: 10/3/08

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 JAMES A. SNYDER, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of July, 2006.



Johanna L. Womack  
Notary Public  
Commission expires: 10/3/08

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## Legal Description

of premises commonly known as 1563 North Hoyne Avenue, Chicago, IL 60622

LOT 33 IN BLOCK 1 IN D.S. LEE'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: General Taxes for 2005 and subsequent years and covenants, conditions and restrictions of record.

Property of Cook County Clerk's Office

Mail to:

Neal, Gerber & Eisenberg LLP  
Attention: James A. Snyder  
Two North LaSalle Street  
Suite 2200  
Chicago, Illinois 60602-3801

SEND SUBSEQUENT TAX BILLS TO:

James A. Snyder  
(Name)  
Two North LaSalle St., Suite 2200  
(Address)  
Chicago, IL 60602-3801  
(City, State and Zip)

Or: Recorder's Office Box No. 26

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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 grantor 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: July 2, 2006

Signature: [Handwritten Signature]  
James A. Snyder, Agent for Grantor

SUBSCRIBED and SWORN to before me this 2nd day of July, 2006.

[Handwritten Signature]  
Notary Public



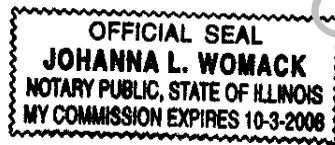
The grantees or their agent affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: July 2, 2006

Signature: [Handwritten Signature]  
James A. Snyder, Agent for Grantee

SUBSCRIBED and SWORN to before me this 2nd day of July, 2006.

[Handwritten Signature]  
Notary Public



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 provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Act.]