

UNOFFICIAL COPY

H63513 (S)
Warranty Deed
Individual to Limited Liability
Company, (Illinois)



Doc#: 0627040166 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/27/2006 12:34 PM Pg: 1 of 4

RECORDED IN THE PUBLIC RECORDS

Property of Cook County Clerk's Office

Above Space for Recorder's Office Only

THE GRANTOR (S) CLAUDIA A. SIMONIAN, AS LEGAL HEIR AT LAW OF VINCENT SWANSON, DECEASED of Atlanta Georgia for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to CLAUDIA ~~BRATOSIN~~ of 8809 West Golf Road, Niles Illinois the following described Real Estate situated in the County of Cook in the State of Illinois to wit, ***BRATOSIN, Unmarried**

As per attached Exhibit "A" hereto.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

SUBJECT TO: General real estate taxes for the year 2005 and subsequent years. Covenants, conditions and restrictions of record.

Permanent Index Number (PIN): 12-25-210-022-0000.

Address(es) of Real Estate: 3055 N. OLCOTT AVENUE CHICAGO ILLINOIS 60707-1133.

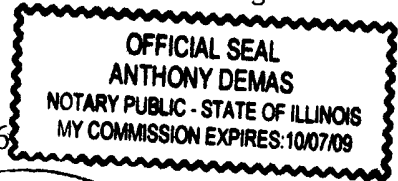
Dated this 27~~th~~ day of September 2006.

YLC
HJ

Claudia A. Simonian (SEAL) _____ (SEAL)
CLAUDIA A. SIMONIAN AS LEGAL HEIR
AT LAW OF VINCENT SWANSON DECEASED

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State of Illinois County of Cook ss, I, the undersigned, a Notary Public In and for said County, in he State aforesaid, DO HEREBY CERTIFY CLAUDIA A. SIMONIAN AS LEGAL HEIR AT LAW OF VINCENT SWANSON, DECEASED is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in and acknowledged that they signed, sealed and delivered the said instrument as his 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, 27th day of September 2006

Commission expires OCTOBER 7, 2007

Anthony Demas
NOTARY PUBLIC

This instrument was prepared by: Anthony Demas, 5045 North Harlem Avenue, Chicago Illinois 60656 (773) 631-4666

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

RENJA & ASSOC, PC
2101 S. ARLINGTON HTS. RD.
SUITE 103
ARLINGTON HTS IL
60005

CLAUDIA BRATOSIN
P.O. BOX 481174
NILES IL 60714

OR

Recorder's Office Box No. _____

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United General Title Insurance Company

Servicing Agent:
Heritage Title Company
5849 W Lawrence Avenue.
Chicago, IL 60630

Policy Issuing Agent:
Anthony Demas
5045 N Harlem Avenue
Chicago, IL
773-631-4666

File No. **H63513**

Exhibit A

THE SOUTH 1/2 OF THE NORTH 2/3 OF THE WEST 1/2 (EXCEPT THE EAST 8 FEET THEREOF) OF LOT 1 IN BLOCK 11 IN K.C. STONE & COMPANY'S SUBDIVISION OF THE EAST 60 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DEDICATED FOR BELMONT AVENUE AND EXCEPT THAT PART OF LYING NORTH OF BELMONT AVENUE) IN COOK COUNTY, ILLINOIS.

P.I.N. 12-25-210-022-0000

C/K/A 3055 N. OLCOTT AVENUE, CHICAGO, ILLINOIS 60707-1133

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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 real estate under the laws of the State of Illinois.

Dated: 9-25 2006 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said L. JENERO 25 this day of

Sept. 2006
Notary Public: [Signature]



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 real estate under the laws of the State of Illinois.

Dated: 9-25 2006 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said L. JENERO 25 this day of

Sept. 2006
Notary Public: [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)