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WARRANTY DEED Statutory (ILLINOIS)



Doc#: 0628308027 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/10/2008 10:38 AM Pg: 1 of 3

THE GRANTORS, KERRI A. WERBA (married to Jeffrey Collado); SANDY L. WERBA (married to James A. Werba); and JAMES A. WERBA (married to Sandy L. Werba), of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to KERRI A. WERBA; of 2861 W. Leland Ave., Chicago, Illinois; GRANTEE; the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Unit Number 2861-2 in the Leland Manor Condominium as delineated on a survey of the following described tract of Land Lots 48, 49 and 50 in Block 31 of Ravenswood Manor First Addition, being a subdivision in Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document Number 98198902, together with its undivided percentage interest in the common element in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT ONLY TO: covenants, conditions, and restrictions of record, and to real estate taxes not yet due or payable.

Permanent Real Estate Index Number: 13-13-11-030-1005

Address of Real Estate: 2861 W. Leland, Unit #2, Chicago, IL 60625

399

DATED this 11 day of September, 2006

PLEASE PRINT
OR TYPE NAMES
BELOW SIGNATURES

Kerri A. Werba (SEAL) Sandy L. Werba (SEAL)
KERRI A. WERBA SANDY L. WERBA
James A. Werba (SEAL) Jeffrey Collado (SEAL)
JAMES A. WERBA JEFFREY COLLADO, signing only
for purposes of waiving any and all marital
and homestead rights

State of Illinois, County of _____ ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that KERRI A. WERBA, SANDY L. WERBA, JAMES A. WERBA and JEFFREY COLLADO, 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 11th day of September, 2006

Commission expires 11-29, 2007
Joan S. Streibel
NOTARY PUBLIC

The instrument was prepared by KEVIN W. FITZSIMONS, Henry M. Grannan, Chartered, 601 W. Randolph Street, Chicago, Illinois 60661.

SEND SUBSEQUENT TAX BILLS TO:

) KEVIN W. FITZSIMONS
) Henry M. Grannan, Chartered
Mail To:) 601 W. Randolph, 2nd Floor
) Chicago, Illinois 60661-2203

KERRI A. WERBA
2861 W. Leland, #2
Chicago, IL 60625



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

9-11-2006 Kerri A. Werba

TICOR TITLE INSURANCE
1511 W. BARRY
590982 CHICAGO, IL 60657

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000590982 OC
STREET ADDRESS: 2861 W. LELAND AVE #2
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 13-13-111-030-1005

LEGAL DESCRIPTION:

UNIT NUMBER 2861-2 IN THE LELAND MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 48, 49 AND 50 IN BLOCK 31 OF RAVENSWOOD MANOR FIRST ADDITION, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98398902; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

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TICOR TITLE

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 of Assignment of Beneficial Interest in 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 9-11, 2006

Signature: Kerri A. Werba

Subscribed and sworn to before me
By the said KERRI A. WERBA
This 11th day of September, 2006
Notary Public Joan S. Streibel



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 title to real estate under the laws of the State of Illinois.

Date 9-11, 2006

Signature: Kerri A. Werba

Subscribed and sworn to before me
By the said KERRI A. WERBA
This 11th day of September, 2006
Notary Public Joan S. Streibel



Note: Any person who knowingly submits a false statement concerning the identity of 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 4 of the Illinois Real Estate Transfer Tax Act.)