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After Recording Return to:

National Link
400 Corporation Dr
Aliquippa, Pa 15007
1689414 (3)



Doc#: 0824844057 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/04/2008 02:15 PM Pg: 1 of 7

This Instrument Prepared

by:

William E. Curphey & Assoc.
2605 Enterprise Road
Suite 155
Clearwater, Florida 33759

This space for recording information only

Mail Tax Statements To:

Agustin Morales and Ana Maria Morales and
Ana Lilia Morales and Magaly Delgado
242 6th Street
Wheeling, IL 60090

Property Tax ID#: 03-02-314-006-0000

WARRANTY DEED

[William E. Curphey & Assoc.]

[by: _____]

This WARRANTY DEED, executed this 14 day of July 2008, 2008, AGUSTIN MORALES and ANA MARIA MORALES, husband and wife and ANA LILIA MORALES, unmarried, hereinafter called GRANTORS, grant to AGUSTIN MORALES and ANA MARIA MORALES, husband and wife and ANA LILIA MORALES, unmarried and MAGALY DELGADO, married, hereinafter called GRANTEES:

Wherever used herein the terms "GRANTORS" AND "GRANTEES" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTORS, for and in consideration of the sum of \$ 100 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEES, all that certain land, situated in Cook County, Illinois, viz:

**"SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT "A" INCLUDED HEREWITH AND
MADE A PART HEREOF"**

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TAX PARCEL ID#: 06-2-035-02

PROPERTY ADDRESS: 824 North 3rd Street, Grayville, IL 62844

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Witness

Agustin Morales
AGUSTIN MORALES

Printed Name

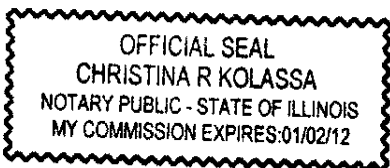
Witness

Printed Name

STATE OF ILLINOIS)

COUNTY OF Cook)

The foregoing instrument was hereby acknowledged before me this 17 day of July, 2008, by AGUSTIN MORALES, who is personally known to me or who has produced Illinois Drivers License as identification, and who signed this instrument willingly.



Christina Kolassa
Notary Public
My commission expires: 01/02/12

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Witness

Ana Maria Morales
ANA MARIA MORALES

Printed Name

Witness

Printed Name

STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was hereby acknowledged before me this 17 day of July, 2008, by ANA MARIA MORALES, who is personally known to me or who has produced Illinois D.L., as identification, and who signed this instrument willingly.



Christina R. Kolassa
Notary Public
My commission expires: 01/02/12

Exempt under 35ILCS2003-45
Para E
Real Estate Transfer tax Law
Date 7-22-08
Rachel Korman
Representative

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IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Witness

Ana Lilia Morales
ANA LILIA MORALES

Printed Name

Witness

Printed Name

STATE OF ILLINOIS

COUNTY OF Cook

The foregoing instrument was hereby acknowledged before me this 17 day of July, 2008, by ANA LILIA MORALES, who is personally known to me or who has produced Illinois D.L., as identification, and who signed this instrument willingly.



Christina R Kolassa
Notary Public
My commission expires: 01/02/12

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared by:
William E. Curphey & Assoc.
2605 Enterprise Road, East
Suite 155
Clearwater, Florida 33759

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PLAT ACT AFFIDAVIT

State of Illinois PA } SS.

County of Beaver

Agustid + Ana Maria Morales

Fiedorczyk, being duly sworn on oath, states that Agustid + Ana Maria Morales resides at 242 16th St Wheeling, IL 60090. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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 a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered 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, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-312, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 22 day of July, 2008.
Rachel L Pomaybo

Fiedorczyk

NOTARIAL SEAL
 RACHEL L POMAYBO
 Notary Public
 BEAVER BOROUGH, BEAVER COUNTY
 My Commission Expires May 31, 2010

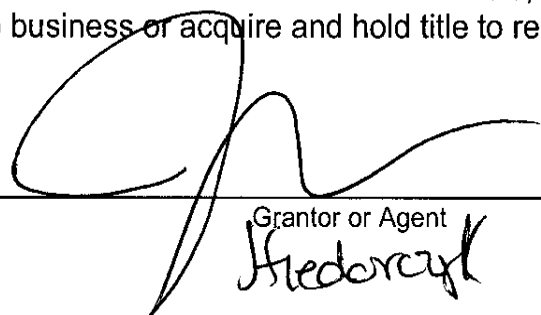
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STATEMENT BY GRANTOR AND GRANTEE

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

Dated: 7/22, 2008

Signature: _____

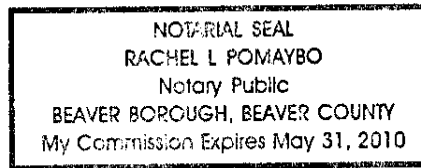
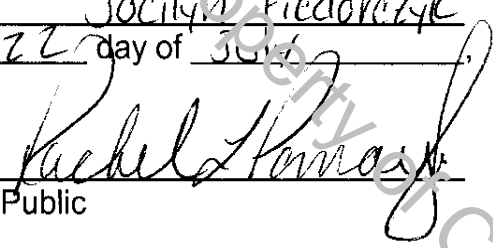


Grantor or Agent

Fiedorczyk

Subscribed and sworn to before me by the said Jacyln Fiedorczyk this 22 day of July, 2008.

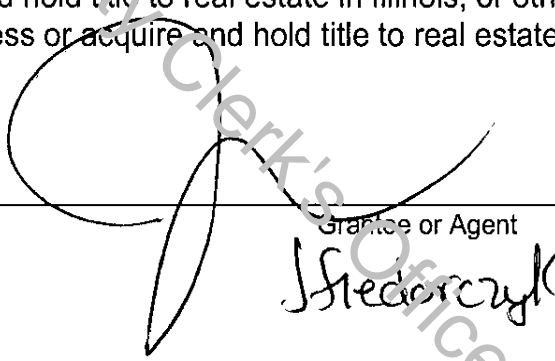
Notary Public



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: 7/22, 2008

Signature: _____

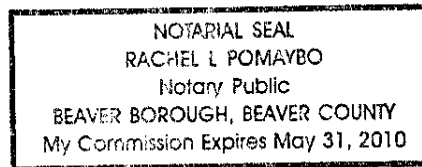
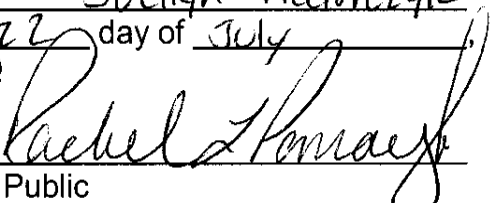


Grantee or Agent

Fiedorczyk

Subscribed and sworn to before me by the said Jacyln Fiedorczyk this 22 day of July, 2008.

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 4 of the Illinois Real Estate Transfer Tax Act]

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Exhibit "A" Legal Description

All that certain parcel land situated in the County of Cook, State of Illinois, being known and designated as Lot 124 in William Zeloskys Milwaukee Avenue Addition to Wheeling, a Subdivision in part of Section 2, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois

Tax ID: 03-02-314-006-0000

Property of Cook County Clerk's Office

168944 - 1

Page 4 of 6

Issued At: Registered Title Insurance Agent:

NationalLink
400 Corporation Drive
Aliquippa, PA 15001