

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

SPAGNOLO & HOEKSEMA, LLC
Suite 100
2500 W. Higgins Road
Hoffman Estates, IL 60169



Doc#: 0833139035 Fee: \$42.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/26/2008 11:07 AM Pg: 1 of 3

TAXPAYER NAME & ADDRESS

John Robert Ducar, Trustee
Nicole Egan Ducar, Trustee
1835 W. Huron
Chicago, IL 60622

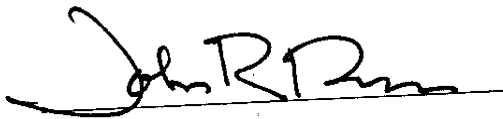
THE GRANTORS, John R. Ducar and Nicole E. Ducar, husband and wife, of the City of Chicago, County of Cook, State of Illinois for the consideration of Ten and 00/100 DOLLARS, and other good & valuable consideration in hand paid, CONVEYS and WARRANTS to JOHN ROBERT DUCAR, TRUSTEE OF THE JOHN ROBERT DUCAR 2008 TRUST, UNDER DECLARATION OF TRUST DATED AUGUST 25, 2008 as to an undivided Fifty percent (50%) interest, and NICOLE EGAN DUCAR, TRUSTEE OF THE NICOLE EGAN DUCAR 2008 TRUST, UNDER DECLARATION OF TRUST DATED AUGUST 25, 2008 as to an undivided Fifty percent (50%) interest, both of 1835 West Huron, Chicago, Illinois 60622, as TENANTS IN COMMON, the following described Real Estate situated in the County of Cook in the State of Illinois:

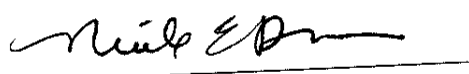
LOT 15 IN THE SUBDIVISION OF BLOCK 14 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No: 17-07-209-012-0000
Property Address: 1835 W. Huron, Chicago, Illinois 60622

Subject to real estate taxes for the years 2007 and thereafter, covenants, conditions and restrictions of record and building lines and easements as exist, 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 as TENANTS IN COMMON.

DATED this 16th day of September, 2008.


John R. Ducar


Nicole E. Ducar

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John R. Ducar and Nicole E. Ducar, 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 notary seal, this 16th day of September, 2008.

[Signature]
Notary Public

My commission expires: 08.12.09



ILLINOIS TRANSFER STAMPS
Exempt under Real Estate Transfer Law
35 ILCS 200/31-46, sub paragraph e

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp

566236

\$0.00

10/31/2008 08:49 Batch 07259 6

Date: Sept. 16, 2008

Signature: [Signatures]

Prepared by: Don O. Spagnolo, SPAGNOLO AND HOEKSEMA, LLC
Suite 100, 2500 W. Higgins Road, Hoffman Estates, IL 60169

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent(s) affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural people, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, partnerships authorized to do business or acquire and hold title to real estate in Illinois, or other entities recognized as people and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Sept 16, 2008

By: John R. Ducar
John R. Ducar, Grantor

By: Nicole E. Ducar
Nicole E. Ducar, Grantor

Subscribed and sworn to before me this
16th day of September 2008.

K Robinson
Notary Public



The Grantees or their agent(s) affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural people, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, partnerships authorized to do business, or other entities recognized as people and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: Sept. 16, 2008

By: John R. Ducar
John Robert Ducar, Trustee of the
John Robert Ducar 2008 Trust, under Trust
Agreement dated August 25, 2008, Grantee

By: Nicole E. Ducar
Nicole Egan Ducar, Trustee of the
Nicole Egan Ducar 2008 Trust, under
Trust Agreement dated August 25, 2008,
Grantee

Subscribed and sworn to before me this
16th day of September 2008.

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