

# UNOFFICIAL COPY



Doc#: 0928003057 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/07/2009 03:34 PM Pg: 1 of 7

**After Recording Return to:**

National Link  
4000 Industrial Blvd  
Aliquippa, PA 15001  
206891

**This Instrument Prepared by:**

National Deed Network  
c/o William E. Curphey, P.C.  
28100 US Hwy 19 North,  
Suite 300  
Clearwater, FL 33761

This space

**Mail Tax Statements To:**

Robert Sawczak and Danuta Sawczak  
7091 W. Touhy Ave. #305  
Niles, IL 60714

<b>VILLAGE OF NILES</b>
<b>REAL ESTATE TRANSFER TAX</b>
9-24-09
7091 TOUHY #305
17673 \$ <u>EXEMPT</u>

Property Tax ID#: 10-31-100-012-1015

## WARRANTY DEED

[William E. Curphey & Assoc.]  
[by: \_\_\_\_\_]

This WARRANTY DEED, executed this 10 day of September 2009, 2009, DANUTA GALEK, n/k/a DANUTA SAWCZAK, a now married woman, joined by her spouse ROBERT SAWCZAK, hereinafter called GRANTORS, grant to ROBERT SAWCZAK and DANUTA SAWCZAK, husband and wife, as joint tenants with rights of survivorship, 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 \$ 10 - 00 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:

sy  
my  
87  
lc

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ALL THAT CERTAIN CONDOMINIUM SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

PARCEL 1: UNIT 305 IN THE 7091 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOT 1 IN PONTARELLIS RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 31 TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 145.12 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 22.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES SECONDS EAST, 225.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 112.67 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 225.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 112.67 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 17, 1997 AS DOCUMENT 97860259 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P8 AND INDOOR STORAGE SPACE S8, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97860259.  
 PARCEL 3: EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185484 AS AMENDED FROM TIME TO TIME.

TAX PARCEL ID#: 10-31-100-012-1015

PROPERTY ADDRESS: 7091 W. Touhy Ave., Niles, IL 60714

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

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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 her hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
Witness

Danuta Galek n/k/a Danuta Sawczak  
DANUTA GALEK  
n/k/a DANUTA SAWCZAK

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness

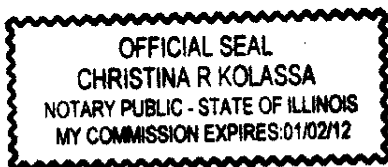
Exempt under 35 ILCS 200/31-45  
Para E  
Real Estate Transfer Tax Law  
Date: 9-30-09  
n/k/a  
Kaitlyn Anderson

\_\_\_\_\_  
Printed Name

STATE OF ILLINOIS )

COUNTY OF Cook )

The foregoing instrument was hereby acknowledged before me this 10 day of September, 2009, by DANUTA GALEK, n/k/a DANUTA SAWCZAK, who is personally known to me or who has produced Illinois Drivers License as identification, and who signed this instrument willingly.



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

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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:



ROBERT SAWCZAK

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

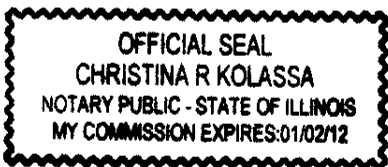
\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

STATE OF ILLINOIS )

COUNTY OF Cook )

The foregoing instrument was hereby acknowledged before me this 10 day of September, 2009, by ROBERT SAWCZAK, who is personally known to me or who has produced Illinois Drivers License 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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## Exhibit "A" Legal Description

ALL THAT CERTAIN CONDOMINIUM SITUATED IN THE COUNTY OF COOK,  
STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

PARCEL 1: UNIT 305 IN THE 7091 RENAISSANCE CONDOMINIUM AS  
DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF  
REAL ESTATE: THAT PART OF LOT 1 IN PONTARELLIS RENAISSANCE  
SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31  
TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS  
DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS: COMMENCING AT  
THE NORTH WEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH  
RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE NORTH 90 DEGREES 00  
MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 145.12 FEET; THENCE  
SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 22.46 FEET TO THE POINT  
OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES SECONDS EAST,  
225.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 112.67  
FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 225.67 FEET;  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 112.67 FEET TO  
THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS WHICH SURVEY IS  
ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM  
RECORDED NOVEMBER 17, 1997 AS DOCUMENT 97860259 TOGETHER WITH ITS  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK  
COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P8 AND  
INDOOR STORAGE SPACE S8, AS LIMITED COMMON ELEMENTS AS  
DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID  
RECORDED AS DOCUMENT 97860259. PARCEL 3: EASEMENT FOR INGRESS AND  
EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND  
RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER  
ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185484 AS  
AMENDED FROM TIME TO TIME.

Tax/Parcel ID: 10-31-100-012-1015

R.S.


DMS

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## STATEMENT BY GRANTOR AND GRANTEE

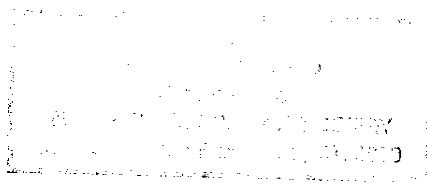
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 10/01, 2009

Signature:   
Grantor or Agent

Subscribed and sworn to before me by the said Kaitlyn Anderson  
this 1 day of Oct,  
2009.

  
Notary Public

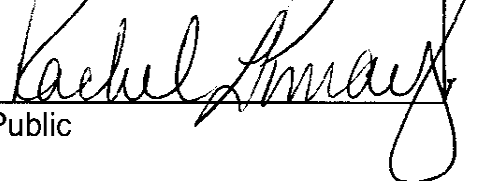


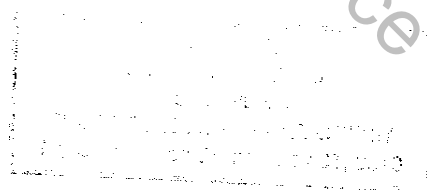
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 10/1, 2009

Signature:   
Grantee or Agent

Subscribed and sworn to before me by the said Kaitlyn Anderson  
this 1 day of Oct,  
2009.

  
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 Lake County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]

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### Plat Act Affidavit

18 N County St - 2<sup>nd</sup> Floor  
Waukegan, IL 60085-4358  
Phone: (847) 377-2575  
FAX: (847) 625-7200

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS DOCUMENT NUMBER \_\_\_\_\_

I, (name) Kathlyn Anderson, being duly sworn on oath, state that I reside at 7091 W Touhy Ave Apt 309, Niles, IL 60714, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks or less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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;
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording. (This affidavit is not applicable to Facsimile Assignment of Beneficial Interest.)

[Signature]  
(Signature)

SUBSCRIBED and SWORN to before me this 1 day of October, 2009

Notary: Rachel Roman  
(seal)

