

UNOFFICIAL COPY



**PREPARED BY AND
WHEN RECORDED
RETURN TO:**

Robert A. Romanoff, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

Doc#: 1004118023 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/10/2010 11:56 AM Pg: 1 of 3

FUTURE REAL ESTATE TAX BILLS TO:

Victor J. Bernstein
2045 W. Waveland
Chicago, Illinois 60618

(Above Space for Recorder's use only)

WARRANTY DEED

THE GRANTORS, VICTOR J. BERNSTEIN and PENELOPE H. BERNSTEIN, his wife, whose address is 2045 W. Waveland, Chicago, Illinois 60618, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to VICTOR J. BERNSTEIN and PENELOPE H. BERNSTEIN, not as tenants in common or as joint tenants, but as tenants by the entirety, whose address is 2045 W. Waveland, Chicago, Illinois 60618, all interest in the real estate legally described, as follows, to wit:

LOT 3 IN THE SUBDIVISION OF LOTS 3, 4 AND 5 IN STRICKER'S SUBDIVISION OF THE EAST 165.16 FEET OF THE WEST ½ OF LOT 1 AND OF LOTS 2, 3, 4, 5, 7, 8, 9, 10, 11, 17, 18, 19, 20 AND 21 IN THE SUBDIVISION OF THE WEST ½ OF LOT 1 (EXCEPT THE EAST 165.16 FEET) IN SELLER'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

subject to: (i) all real estate taxes and assessments not yet due and payable; and (ii) all easements, covenants, conditions, restrictions and other matters of record;

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

Common Address: 2045 W. Waveland, Chicago, Illinois 60618
PIN: 14-19-130-005-0000

The undersigned hereby declares that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (E), Real Estate Transfer Tax Act.

Date: February 3, 2010

Victor J. Bernstein
Penelope H. Bernstein
Grantor or Representative

[Signatures begin on next page]

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IN WITNESS WHEREOF, Grantors have executed this Warranty Deed as of the 3 day of February, 2010.

GRANTORS:

Victor J Bernstein
Victor J Bernstein

Penelope H Bernstein
Penelope H Bernstein

STATE OF ILLINOIS

COUNTY OF COOK

ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Victor J. Bernstein and Penelope H. Bernstein personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged they signed 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 3rd day of FEBRUARY, 2010.

Jeanette M Romano
Notary Public

My Commission Expires: 2/17/10



(Seal)

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

GRANTOR OR AGENT:

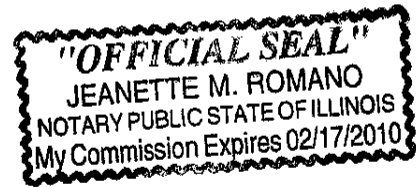
Victor Bernstein
Pluegke to Beudem

Dated: February 3, 2010

Name:

Subscribed and sworn to before me this 3RD day of FEB, 2010

Jeanette M. Romano
Notary Public



My Commission Expires: 2/17/10 (Seal)

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.

GRANTEE OR AGENT:

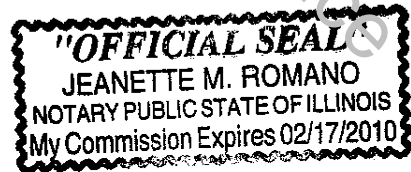
Victor Bernstein
Pluegke to Beudem

Dated: February 3, 2010

Name:

Subscribed and sworn to before me this 3RD day of FEB, 2010

Jeanette M. Romano
Notary Public



My Commission Expires: 2/17/10 (Seal)

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.)