

UNOFFICIAL COPY

**This Instrument Prepared By
and Upon Recordation Return To:**

Jonathan W. Michael, Esq.
Burke, Warren, MacKay & Serritella, P.C.
330 North Wabash Avenue
22nd Floor
Chicago, Illinois 60611-3607



Doc#: 1007139046 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/12/2010 11:28 AM Pg: 1 of 3

WARRANTY DEED

THIS INSTRUMENT, between JAMES B. SANDERSON and KATHLEEN J. SANDERSON, husband and wife, whose address is 2132 West Sunnyside Avenue, Chicago, Illinois 60625 (the "Grantors"), and KATHLEEN JOHNSOS SANDERSON, as Trustee of the KATHLEEN JOHNSOS SANDERSON 2009 LIVING TRUST, dated August 31, 2009, whose address is 2132 West Sunnyside Avenue, Chicago, Illinois 60625 (the "Grantee"), WITNESSETH, that the Grantors, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents do CONVEY and WARRANT unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

LOT 3 IN SUBDIVISION OF LOTS 8 AND 9 IN WRIGHT'S SUBDIVISION OF LOT 4 IN BLOCK 8 IN THE COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-18-127-018-0000

COMMONLY KNOWN AS: 2132 West Sunnyside Avenue, Chicago, Illinois 60625

SUBJECT TO: (1) General real estate taxes for the year 2009 and subsequent years; (2) private, public and utility easements of record; (3) Grantee's mortgages of record, if any, and (4) covenants, conditions and restrictions of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

(Signatures on following page)

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IN WITNESS WHEREOF, the GRANTORS aforesaid, have executed this Warranty Deed as of this 6th day of March, 2010.

[Signature]
JAMES B. SANDERSON

[Signature]
KATHLEEN J. SANDERSON

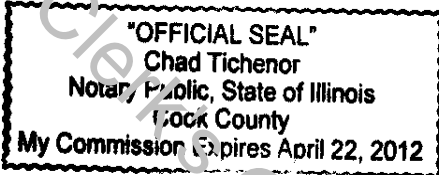
STATE OF ILLINOIS)
) SS:
COUNTY OF Cook)

I, Chad Tichenor, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES B. SANDERSON and KATHLEEN J. SANDERSON, personally known to me or proven 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 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 6 day of March, 2010.

[Signature]
Notary Public
My Commission Expires: 4/22/2012

Mail Future Tax Bills to:
Kathleen Johnsos Sanderson, Trustee
2132 W. Sunnyside Avenue
Chicago, IL 60625



EXEMPT UNDER REAL ESTATE TRANSFER
TAX LAW 35 ILCS 200/31-45 SUB PAR. E,
COOK COUNTY ORD. 93-0-27 PAR. E AND
PAR. E OF THE CHICAGO TRANSACTION
TAX ORDINANCE.


Signed: [Signature]
Dated: 3/11/10

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STATEMENT BY GRANTOR AND GRANTEE

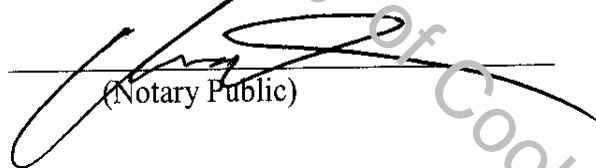
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: 6 March, 2010.

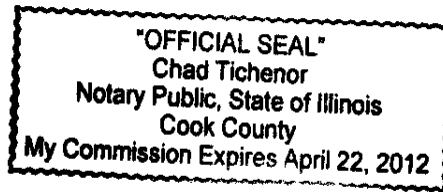


Grantor/Agent

Subscribed and sworn to before me this 6
day of March, 2010.



(Notary Public)



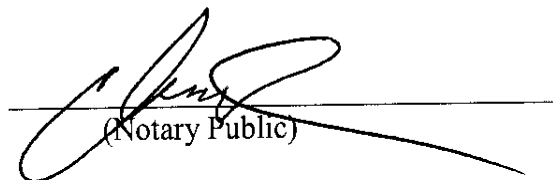
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 6 March, 2010.

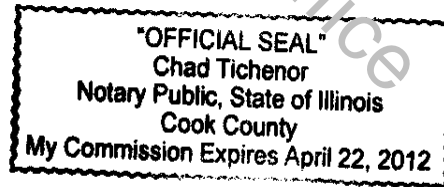


Grantee/Agent

Subscribed and sworn to before me this 6
day of March 6, 2010.



(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