



Doc#: 1008156055 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/22/2010 01:56 PM Pg: 1 of 2

This Document Was Prepared by:
LORRAINE RIEFF

After Recording Please Return to:
ARLENE Y MONTANA
820 S CUMBERLAND
PARK RIDGE, ILLINOIS 60068

WARRANTY DEED

WARRANTY DEED, made this 10TH day of MARCH, 2010 by and between VITO A MONTANA, of the City of Park Ridge and County of COOK, unto PARKWAY BANK AND TRUST COMPANY TRUST NUMBER #13116, whose mailing address is; 4800 N. MARLEM AVENUE, HARWOOD HEIGHTS, ILLINOIS 60656

THE GRANTOR, for and in consideration of the sum of ten dollars (10.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of COOK, State of ILLINOIS, described as follows:

Lot 6 in Block 21 in Krenn and Dato's Crawford-Peterson Addition to North Edgewater, a Subdivision of the Northeast Fractional Quarter (except the North 42 rods thereof) and the Fractional Southeast Quarter of Section 3, Township 40 North, Range 13 East of the Third Principal Meridian, lying North of the Indian Boundary Line (except from above described tract of land, that part there that lies South of a line that is 100 fee North of and parallel to the South line of Peterson Avenue extended West) (also, except right of way of the Chicago and Northwestern Railway Company) in Cook County, Illinois.

Also known as street and number 6040 N. Kedvale, Chicago, Illinois 60646
Parcel ID# 13-03-227-015-0000

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Vito A. Montana

Grantor

Kevin P. Forrester

Witness

STATE OF)
COUNTY OF) COOK:

The foregoing instrument was acknowledged before me, VIOLET CIACCIA, a notary public in and for the state of ILLINOIS on the 10 day of March, 2010.

Witness my hand and official seal

Violet Ciaccia

NOTARY PUBLIC

My commission expires on 11-13-2013

[NOTARY SEAL]



UNOFFICIAL COPY

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 MARCH 10, 2010

Signature: *Vito A. Montana*
Grantor or Agent



Subscribed and sworn to before me
By the said Vito A. MONTANA
This 10 day of MARCH, 2010
Notary Public *Violet Ciaccia*

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

Date MARCH 10, 2010

Signature: *Vito A. Montana*
Grantee or Agent



Subscribed and sworn to before me
By the said Vito A. MONTANA
This 10 day of MARCH, 2010
Notary Public *Violet Ciaccia*

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.)

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 98-0-37 par. E
Date 3-10-2010 *Vito A. Montana*