

UNOFFICIAL COPY



Prepared By:

Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

Doc#: 1012615032 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/06/2010 01:34 PM Pg: 1 of 4

WHEN RECORDED, RETURN TO:
EQUITY LOAN SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING - TEAM 2

Mail Tax Statement To:

Milena Gabric, et al
245 North Delphia Avenue
Park Ridge, Illinois 60068

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

TITLE OF DOCUMENT

Order No. 6318602

The Grantor(s) **Milena Gabric, a single woman**, for LESS THAN ONE HUNDRED DOLLARS AND NO/100 (<\$100.00), in hand paid, convey(s) and warrant(s) to **Milena Gabric, a single woman and Radisa Simic, a single man, as joint tenants with right of survivorship and not as tenants in common**, whose address is 245 North Delphia Avenue, Park Ridge, Illinois 60068, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

LOTS 48 AND 49 IN BLOCK 4 IN IRA BROWN'S ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTE: ABOVE LEGAL DESCRIPTION HAS BEEN CHANGED TO CORRECT AN APPARENT SCRIVENER'S ERROR ON THE VESTING DEED.

Site Address: **245 North Delphia Avenue, Park Ridge, Illinois 60068**

Permanent Index Number: **09-26-312-002-0000 and 09-26-312-003-0000**

Prior Recorded Doc. Ref.: **Deed**: Recorded: 01-28-2008; Book _____, Page _____
Doc. No. 0502626087

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plural.



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 29895

41806728 GABRIC
FIRST AMERICAN ELS
WARRANTY DEED

IL

S 9
P 4
S N
M N
SC 9
E 9
INT sw

UNOFFICIAL COPY

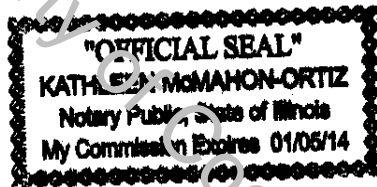
Dated this 20th day of February, 2010.

Milena Gabric
Milena Gabric

STATE OF Illinois)
COUNTY OF Cook) ss

The foregoing instrument was acknowledged before me this 20th day of February, 2010, by **Milena Gabric**.

NOTARY STAMP/SEAL



Kathleen McMahon-Ortiz
NOTARY PUBLIC

Kathleen McMahon-Ortiz
PRINTED NAME OF NOTARY
MY Commission Expires: _____

AFFIX TRANSFER TAX STAMP OR "Exempt under provisions of Paragraph <u>e</u> " Section 31-45; Real Estate Transfer Tax Act	
<u>2/20/2010</u> Date	<u>Milena Gabric</u> Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

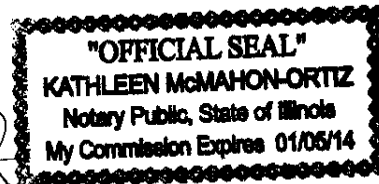
STATEMENT BY GRANTOR AND GRANTEE

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 20th February, 2010.

Signature: Milena Gabric
Milena Gabric

Subscribed and sworn to before me by the said, Milena Gabric, this 20th day of February, 2010.



Notary Public: Kathleen McMahon-Ortiz

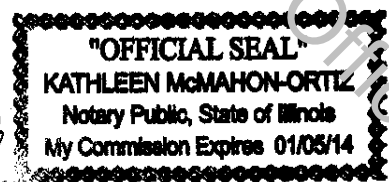
The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 20th February, 2010.

Signature: Milena Gabric
Milena Gabric

Signature: Radisa Simic
Radisa Simic

Subscribed and sworn to before me by the said, Milena Gabric and Radisa Simic, this 20th day of February, 2010.



Notary Public: Kathleen McMahon-Ortiz

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.)

UNOFFICIAL COPY

AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF Illinois)
COUNTY OF Cook) ^{SS}

Milena Gabric, being duly sworn on oath, states that he/she resides at **245 North Delphia Avenue, Park Ridge, Illinois 60068** that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is 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.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Milena Gabric
Milena Gabric

SUBSCRIBED AND SWORN to before me this 20th day of February, 2010, Milena Gabric.

Kathleen McMahon-Ortiz
Notary Public
My commission expires: _____

