

# UNOFFICIAL COPY

**This instrument prepared by:**  
Keil M. Larson, attorney  
800 N Clark Street  
Suite 222  
Chicago, Illinois 60610



**Doc#:** 1113322090 **Fee:** \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/13/2011 03:15 PM Pg: 1 of 4

**After recording return to:**  
Robert Kuta  
1609 South Courtland Avenue  
Park Ridge, Illinois 60068

**Mail subsequent tax bills to:**  
Robert Kuta  
1609 South Courtland Avenue  
Park Ridge, Illinois 60068

*This space reserved for Recorder's use only.*

## WARRANTY DEED


**THIS WARRANTY DEED** is made the 9th day of March 2011 by **Gina N. Kuta, formerly known as Gina N. Tucker, a divorced woman** ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does **WARRANTS, REMISE, RELEASE, and ALIENATE AND CONVEY** to my **ex-husband, Robert Kuta, a divorced man** of Park Ridge Illinois ("Grantee"), forever, the following described real estate (the "Property") situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: See Exhibit A attached hereto.  
Common Address: 1454-58 West Erie, Chicago, Illinois 60612  
PINS: 17-08-112-025-0000 and 17-08-112-026-0000

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the Property, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the Property as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for herself and her successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it is lawfully seized of the Property in fee simple; and that it has good right and lawful authority to sell and convey the Property; and that it **WILL WARRANT AND DEFEND**, the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

REAL ESTATE TRANSFER		05/13/2011
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

17-08-112-025-0000 | 20110501600208 | G080FK

REAL ESTATE TRANSFER	05/13/2011
CHICAGO:	\$412.50
CTA:	\$165.00
TOTAL:	\$577.50

17-08-112-025-0000 | 20110501600208 | KMC83R

SPS  
SC  
INT

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on and as of the date first above written.

**Gina N. Kuta, formerly known as Gina N. Tucker**

By: *Gina Kuta*

STATE OF Illinois )  
  ) SS.  
COUNTY OF Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gina N. Kuta is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, pursuant to authority given by the limited liability company.

Given under my hand and notarial seal, this 9<sup>th</sup> day of March 2011.

*Johannah K Hiedl*  
Notary Public

My commission expires on 8/1/14



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## Exhibit A

Lots 25 and 26 in Block 8 in Bickerdike's Addition to Chicago in Section 8, Township 39 North, Rant 14, East of the Third Principal Meridian in Cook County Illinois

Permanent Index Number: 17-08-112-025-0000  
17-08-112-026-0000

Commonly known as 1454-58 West Erie, Chicago, Illinois

Property of Cook County Clerk's Office

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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 May 13, 2011

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Keil LARF  
This 13 day of May, 2011  
Notary Public Cheryl Johnson

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 May 13, 2011

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Keil LARF  
This 13 day of May, 2011  
Notary Public Cheryl Johnson

**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.)