# **UNOFFICIAL COPY**

This instrument prepared by:

Keil M. Larson, attorney 800 N Clark Street

Suite 222

Chicago, Illinois 60610

After recording return to:

Robert Kuta

1609 South Courtland Avenue

Park Ridge, Illinois 60068

Mail subsequent tax bills to:

Robert Kyla

1609 South Courdand Avenue

Park Ridge, Illino's 60068



Doc#: 1113322091 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 05/13/2011 03:25 PM Pg: 1 of 4

This space reserved for Recorder's use only.

### WARRANTY DEED

THIS WARRANTY DEED is made 'ne day of March 2011 by Gina N. Kuta, formerly known as Gina N. Tucker, a divorced voman ("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, RELFASE, and ALIENATE AND CONVEY to my ex-husband, Robert Kuta, a divorced man of Falk 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: 544 West Hermitage, Chicago, Illinois 6 2 2 7

PINS: 17-07-221-021-0000.

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, or prantor, 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.

[signature on following page]

05/13/2011 \$412.50 \$165.00

> CHICAGO: CTA:

7-07-221-021-0000 | 20110501600215 | SBH7FJ

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CHIC

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## **UNOFFICIAL COPY**

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

**STATE OF Illinois** 

) SS.

**COUNTY OF Cook** 

I, the undersigned, a Notary Fiblic 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 4% and of March 2011.

Notary Public

My commission expires on \_

OFFICIAL (IEAL JOHANNAH K HIFSL IOTARY PUBLIC - STATE OF II LIMOIS MY COMMISSION EXPIRES:08 J1/14

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# **UNOFFICIAL COPY**

#### Exhibit A

### **Legal Description**

Lot 1 in Sub-block 2 in Embree's Subdivision of the Northwest Partition of Block 18 of Canal Trustee's Subdivision of Section7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County Illinois

Permanent Index Number: 17-07-221-021-0000

Aown as.

Cook County Clerk's Office Commonly known as: 544 West Hermitage, Chicago, Illinois

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## **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 entiry recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated	1/1/
	Signature:
Ox	Grantor or Agent
Subscribed and sworn to before me By the said This	"OFFICIAL SEAL" CLYDE GAVIN NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 09/30/2012
The <b>grantee</b> or his agent affirms and verifies the assignment of beneficial interest in a land trust is foreign corporation authorized to do business or partnership authorized to do business or acquire ar recognized as a person and authorized to do business State of Illinois.	either a natural person, an Illinois corporation or acquire, and hold title to real estate in Illinois, and hold title to real estate in Illinois or other entity
Date	gnature:
	Grantee or & sent
Subscribed and sworn to before me  By the said	CLYDE GAVIN NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 09/30/2012

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.)