

# UNOFFICIAL COPY



Doc#: 1120129042 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/20/2011 11:43 AM Pg: 1 of 4

## WARRANTY DEED

THE GRANTOR, JOHN MORO, a widower and surviving joint tenant of his wife, Charlotte Moro, deceased, of the City of Berwyn, County of Cook, State of Illinois, for and in consideration of TEN(\$10) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to his two children, namely, VERONICA FILOMENA CAMPBELL and GIOVANNI MORO (also known as JOHN MORO), as TENANTS IN COMMON and not as joint tenants, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

(See attached sheet)

Reserving to the Grantor, JOHN MORO, however, a life estate in the above said premises during the remainder of his lifetime, during which time the said JOHN MORO shall have the exclusive right to occupy the premises, to lease, let or license the same, and he shall be entitled to all rents, fees or profits generated from said life estate, but without the right to partition. During said Grantor's lifetime, he shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to the premises and he shall pay all taxes assessed or imposed with respect thereto, and all principal and interest on any mortgages thereon.

Subject to: (a) general real estate taxes not due and payable at time of recording; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) easements for public utilities; (f) drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Permanent Real Estate Index Number: 16-31-330-034-0000

Address of Real Estate: 3852 South Grove Avenue, Berwyn, IL 60402

Mail to:

Thomas W. Giger, Attorney  
3903 South Oak Park Avenue  
Stickney, IL 60402

Send Subsequent Tax Bills to:

John Moro  
3852 S. Grove Avenue  
Berwyn, IL 60402

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH d OF THE BERWYN CITY  
CODE SEC. 888.06 AS A REAL ESTATE  
TRANSACTION.  
DATE 6-28-11 TELLER JH

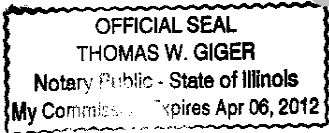
# UNOFFICIAL COPY

Dated this 17<sup>th</sup> day of June, 2011.

John Moro (SEAL)  
John Moro

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

JOHN MORO, a widower and surviving joint tenant of his wife, Charlotte Moro, deceased, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal, this 17<sup>th</sup> day of June, 2011.

Commission expires: April 6, 2012

Thomas W. Giger  
Notary Public

This instrument was prepared by Thomas W. Giger, Attorney At Law,  
3903 South Oak Park Avenue, Stickney, IL 60402, Tel. No. (708) 749-4646.

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Property Address: 3852 Grove Avenue  
Berwyn, IL 60402

PIN: 16-31-330-034-0000

Legal Description:

The North thirty (30) feet of the South ninety (90) feet of Lot fifteen (15) in Block fifty-two (52) in the Subdivision of Blocks forty-five (45), forty-seven (47), forty-eight (48), forty-nine (49), fifty (50), fifty-one (51) and fifty-two (52) in Circuit Court Partition in Section thirty-one (31), Town thirty-nine (39) North, Range thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, ILLINOIS REAL ESTATE TRANSFER TAX ACT.

Date June 17, 2011

John Moro  
John Moro

This document was prepared by Thomas W. Giger, Attorney At Law, 3903 South Oak Park Avenue, Stickney, IL 60402, Tel. No. (708) 749-4646.

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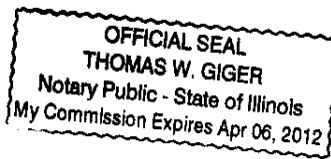
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: June 17, 2011

Signature: John Moro  
Grantor or Agent

Subscribed and sworn to before me by the said JOHN MORO this 17th day of June, 2011.



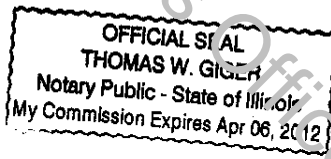
Notary Public Thomas W. Giger

The grantee or his/her 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, 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: June 17, 2011

Signature: John Moro  
Grantee or Agent

Subscribed and sworn to before me by the said JOHN MORO this 17th day of June, 2011.



Notary Public Thomas W. Giger

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.