

UNOFFICIAL COPY

This Transaction Exempt Pursuant to
Real Estate Transfer Tax Law Section
31-45, paragraph e, and Cook County
Ordinance 95104.



DATE: 12/17/11
SIGNED: Deanna Seltzer

Doc#: 1135644003 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/22/2011 09:55 AM Pg: 1 of 3

WARRANTY DEED (Individual to Trust)

THE GRANTOR, DEANNA SELTZER, a married woman, married to GEORGE SOSNOWSKI, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to DEANNA SELTZER, not individually, but as Trustee of the DEANNA SELTZER TRUST u/a/d October 28, 2011, and unto all and every Successor or Successors in Trust under said Trust Agreement, of 733 W. Melrose Ave. #2, Chicago, Illinois 60657, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 2 IN THE 733 WEST MELROSE AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 59 AND 58 (EXCEPT THE EAST 20 FEET THEREOF) IN HUNDLEY'S RESUBDIVISION OF LOT 40 IN PINE GROVE, A SUBDIVISION IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25272447, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF GARAGE SPACE IDENTIFIED BY ITS ASSIGNMENT AS SHOWN ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, A LIMITED COMMON ELEMENT, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25272447 IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index No. 14-21-313-058-1002

DATED this 7th day of December, 2011.

Deanna Seltzer
DEANNA SELTZER

George Sosnowski
GEORGE SOSNOWSKI (signing
solely to release Homestead Rights)

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DEANNA SELTZER and GEORGE SOSNOWSKI, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notary Seal this 7 day of December, 2011.

Commission Expires:

Sheri L Willard
NOTARY PUBLIC



Address of Property:
733 W. Melrose, Apt. 2
Chicago, IL 60657

(Mail to):
This instrument prepared by:
Sheri Willard
SPAIN, SPAIN & VARNET, P.C.
33 N. Dearborn Street #2220
Chicago, Illinois 60602

Send Subsequent Tax Bills To:
DEANNA SELTZER, Trustee
733 W. Melrose, Apt. 2
Chicago, IL 60657

Property of Cook County Clerk's Office

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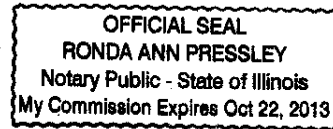
STATEMENT BY GRANTOR AND GRANTEE

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 December 21, 2011

Signature: Shen Willard
Grantor or Agent

Subscribed and sworn to before me
By the said Shen Willard
This 21st day of December, 2011
Notary Public Ronda Ann Pressley

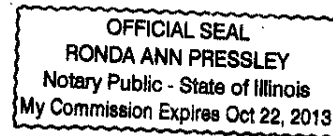


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 21, 2011

Signature: Shen Willard
Grantee or Agent

Subscribed and sworn to before me
By the said Shen Willard
This 21st day of December, 2011
Notary Public Ronda Ann Pressley



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.)