

UNOFFICIAL COPY

110105200386

PREPARED BY:

Harry J. Smith, Jr.
8259 West Grand Avenue
River Grove, IL 60171

MAIL TAX BILL TO:

Radomir Kurka
2415 Maple St.
River Grove, IL 60171

MAIL RECORDED DEED TO:

Steven Nicholas
1060 E. Lake St., Ste. 1
Hanover Park, IL 60133



Doc#: 1211426056 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/23/2012 09:43 AM Pg: 1 of 2

9/12

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), **Thomas E. Wagner**, being an Heir and/or Devisee of Myrtle M. Wenzel, deceased, of the City of Woodstock, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Radomir Kurka, of 7828 W. Oakleaf Ave., Elmwood Park, Illinois 60707, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Lot 16 in Block 18 in Rhodes and Clarke's Subdivision of part of Section 26, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.
Permanent Index Number(s): 12-26-327-009-0000
Property Address: 2415 Maple St., River Grove, IL 60171

Subject, however, to the general taxes for the year of 2011 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

This is not Homestead Property

Dated this 15th day of February, 2012

Heirs and/or Devisee of Myrtle M. Wenzel, deceased

Thomas E. Wagner
Victor Veld 4/16/12

Thomas E. Wagner

STATE OF GEORGIA)
) SS.
COUNTY OF Thomas)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Thomas E Wagner, an Heir and/or Devisee of Myrtle M. Wenzel, deceased, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 2nd day of February, 2012

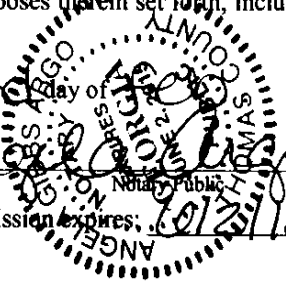
VILLAGE OF RIVER GROVE
Property Inspection

No. 002925

Attorneys' Title Guaranty Fund, Inc.

150 Wacker Dr., STE 2400

Victor Veld
Notary Public
My commission expires: 6/17/15



Ex. 912 of paragraph IL 60606-4650
Atn. Search Department

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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.

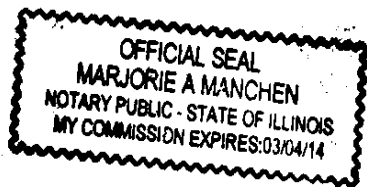
Dated April 12, 2012.

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 12th day of April, 2012.

[Handwritten Signature]
Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

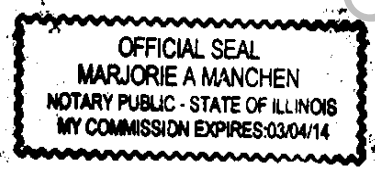
Dated April 12, 2012.

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 12th day of April, 2012.

[Handwritten Signature]
Notary Public



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.

RE: 2415 Maple Street, River Grove, Cook County, IL 60171