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WARRANTY DEED Statutory



Doc#: 1218416048 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/02/2012 02:52 PM Pg: 1 of 3

110190900300

THE GRANTOR, KEVIN C. KUBICA SR, of the City of Hardwood Heights, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to PATRICIA D. LUDWIKOWSKA, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

RIDER ATTACHED

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

SUBJECT TO, IF ANY: General real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. This is not homestead property for the Grantor.

TO HAVE AND TO HOLD said premises forever.

EXEMPT UNDER PROVISIONS
OF PARAGRAPH E, SECTION 4,
REAL ESTATE TRANSFER ACT.
AGENT: [Signature]
DATE: 12-14-11

Permanent Real Estate Index Number: 13-18-409-023-1006

Address of Real Estate: 6540 West Irving Park Road, #206, Chicago, IL 60634

DATED this 14 day of December, 2011

[Signature] (SEAL)
KEVIN C. KUBICA SR

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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 KEVIN C. KUBICA, SR., 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14 day of Dec., 2011.

[Signature]
NOTARY PUBLIC

This Instrument was prepared by: GERARD D. HADERLEIN, 3413 North Paulina, Chicago, IL 60657.

MAIL TO:

Patricia D. Ludwowska
6540 W. Irving Park Rd., #206
Chicago, IL 60634

SEND SUBSEQUENT TAX BILLS TO:

Patricia D. Ludwowska
6540 W. Irving Park Rd. #206
Chicago, IL 60634

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RIDER

Parcel 1: Unit No. 206 in the Merrimac Square Condominium I, as delineated on a survey of the following described real estate: Lot 2 in the Pontarelli Subdivision at Merrimac Square Planned Unit Development, being a Subdivision in the Fractional Southeast 1/4 of Section 18, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium made by Parkway Bank and Trust Company, as Trustee under Trust Agreement dated June 9, 1992 and known as Trust No. 10345, and recorded in the Office of the Recorder of Deeds of Cook County as Document No. 92607114, together with its undivided percent interest in said Parcel (excepting from said Parcel, all the property and space comprising all the Units thereof, as defined and set forth in said Declaration and survey).

Parcel 2: Perpetual non-exclusive easement for the benefit of Parcel 1, for ingress and egress, over, along and upon the land set forth below, and further delineated in Exhibit "A" of Document No. 92607113, for driveways, walkways, common parking and park areas, as created by the Declaration of Common Easements and Maintenance Agreement dated August 7, 1992 and recorded August 14, 1992 as Document No. 92607113, by and among Parkway Bank and Trust Company, as Trustee under Trust Agreement dated June 9, 1992 and known as Trust No. 10345, Parkway Bank and Trust Company, as Trustee under Trust Agreement dated November 5, 1991 and known as Trust No. 10176, and Parkway Bank and Trust Company, as Trustee under Trust Agreement dated June 9, 1992 and known as Trust No. 10346.

Parcel 3: The exclusive right to the use of Parking Space No. P-6 and Storage Locker No. S-6, limited common elements, as delineated on the survey attached to the Declaration, aforesaid, recorded as Document No. 92607114.

P I N 13-18-409-033-1006

Commonly Known as: 6540 West Irving Park Road, #206, Chicago, IL 60634

REAL ESTATE TRANSFER 07/02/2012



CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00

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REAL ESTATE TRANSFER 07/02/2012



COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

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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 12/29, 2011

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said GERARDO MAUERLEIN
this 29th day of December, 2011
Notary Public [Handwritten Signature]



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 12/29, 2011

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said GERARDO MAUERLEIN
this 29th day of December, 2011
Notary Public [Handwritten Signature]



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.

(Attached 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.)