

UNOFFICIAL COPY



Doc#: 1220718058 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/25/2012 11:07 AM Pg: 1 of 6

Commitment Number: 317591
Seller's Loan Number: 8000248644

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
7367A, E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-9605.

After Recording Return To:
NationalLink
300 Corporate Center Drive, Suite 300
Moon Twp, PA 15108
317591

EXEMPT
CITY OF BURBANK
REAL ESTATE TRANSFER TAX
Eugene Moore RE
7/19/12

PROPERTY TAX
CITY OF BURBANK
PROPERTY TAX

Mail Tax Statements To: 7855 Austin Avenue Burbank, IL 60459

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
19-29-409-017

QUITCLAIM DEED

Wladyslaw Morawa and Janina Morawa, husband and wife and Wladyslawa Leja, unmarried, whose mailing address is **7855 Austin Avenue Burbank, IL 60459,** hereinafter grantors, for \$1.00 (One Dollar and no Cents) in consideration paid, grant and quitclaim to **Wladyslawa Leja, unmarried, Janina Morawa, a married woman and Tadeusz Leja, a married man,** for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **7855 Austin Avenue Burbank, IL 60459,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 22 IN BLOCK 24 IN FREDERICK H. BARTLETTS GREATER 79TH STREET SUBDIVISION OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 29 ALSO SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT

\$58.00

6 pages

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DOC #9181879, RECORDED 02/17/1926. BEING MORE FULLY DESCRIBED IN DEED DOC #0333014043, DATED 10/21/2003, RECORDED 11/26/2003, N COOK COUNTY RECORDS. COMMONLY KNOWN AS: 7855 AUSTIN AVE. BURBANK, IL 61459-1213 Tax ID: 19-29-409-017

Being the same property conveyed to **Wladyslaw Morawa, Janina Morawa and Wladyslawa Leja**, by deed recorded as **0333014044** in Cook County Records.

Property Address is: 7855 Austin Avenue Burbank, IL 60459

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

UNOFFICIAL COPY

Executed by the undersigned on 2nd JUNE, 2012:

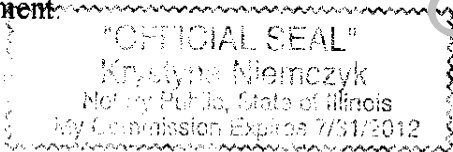
Wladyslaw Morawa
Wladyslaw Morawa

Janina Morawa
Janina Morawa

Wladyslawa Leja
Wladyslawa Leja

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 2nd JUNE, 2012 by **Wladyslaw Morawa, Janina Morawa and Wladyslawa Leja**, who are personally known to me or have produced DL, STATE ID as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Krystyna Niemczyk
Notary Public
KRYSZYNA NIEMCZYK

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 6-6-12
Jenie Finley
Buyer, Seller or Representative

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PLAT ACT AFFIDAVIT

State of ~~Illinois~~ PA

} SS.

County of Allegheny

Genie Finley being duly sworn on oath, states that Wladyslawa Leja, Janina Morawa and Tadeusz Leja resides at 7855 Austin Ave. Burbank, IL 60159. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

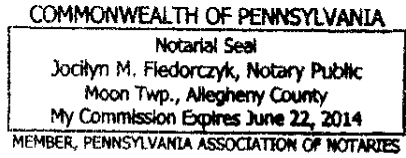
Affiant further state that Genie Finley makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Genie Finley

SUBSCRIBED and SWORN to before me

this 7 day of June, 20 12

Jocelyn M. Fiedorczyk
Jocelyn M. Fiedorczyk



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Exhibit "A" Legal Description

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 22 IN BLOCK 24 IN FREDERICK H. BARTLETTS GREATER 79TH STREET SUBDIVISION OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 29 ALSO SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT DOC #9181879, RECORDED 02/17/1926.

BEING MORE FULLY DESCRIBED IN DEED DOC #0333014043, DATED 10/21/2003, RECORDED 11/26/2003, N COOK COUNTY RECORDS.

COMMONLY KNOWN AS: 7855 AUSTIN AVE. BURBANK, IL 61459-1213

Tax ID: 19-29-409-017

Property of Cook County Clerk's Office

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 land trust is either a natural person, and 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 6-2-12, 2012

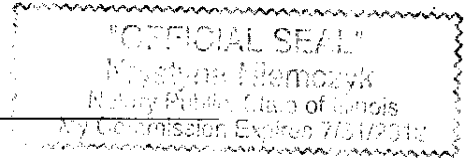
Władysław Morawa Janina Morawa Władysława Leja
Signature of Grantor or Agent

Subscribed and sworn to before

Me by the said WŁADYSŁAW MORAWA JANINA MORAWA WŁADYSŁAWA LEJA
this 2nd day of JUNE, 2012.

NOTARY PUBLIC

Krzysztof Niemczyk
KRYSTYNA NIEMCZYK



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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the law of the State of Illinois.

Date 6-2-12, 2012

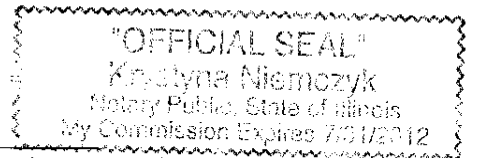
Władysława Leja Janina Morawa
Signature of Grantee or Agent

Subscribed and sworn to before

Me by the said WŁADYSŁAWA LEJA JANINA MORAWA TADEUSZ LEJA
This 2nd day of JUNE, 2012.

NOTARY PUBLIC

Krzysztof Niemczyk
KRYSTYNA NIEMCZYK



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)