

# UNOFFICIAL COPY

Doc#: 1227916087 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/05/2012 03:35 PM Pg: 1 of 3

**WARRANTY DEED**  
Statutory (ILLINOIS)  
(Individual to Corporation)

GRANTOR(S), PARKER T. WENTZEL and JENNY P. WENTZEL, an unmarried person(s), having their address at 595 S. BERKLEY AVE. Elmhurst, IL 60126, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, CONVEYS and WARRANTS to AMERICAN BANK AND TRUST COMPANY, N.A., having its principal office at the following address: c/o Lucas Goucher, A.V.P., (630) 444-8001, 1542 S. Randall Road, Geneva, IL 60134, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

UNIT 101 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 6159 W. MARSHALL AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22338974, IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 24-17-103-034-1001

COMMONLY KNOWN AS: 6159 W. MARSHALL AVENUE, UNIT 1E, CHICAGO RIDGE (COOK COUNTY), ILLINOIS

SUBJECT TO: General taxes for 2011 (payable 2012) and subsequent years, covenants, conditions, restrictions and easements of record.

FURTHERMORE, NO MERGER SHALL RESULT OR BE EFFECTED BY THIS DEED WITH THE LIEN OF AMERICAN BANK AND TRUST COMPANY, N.A.'S MORTGAGE RECORDED AS DOCUMENT NO. FEBRUARY 20, 2008 AS DOCUMENT NO. 0805148013 (including any modifications, extensions or replacements thereof) AND ACCOMPANYING ASSIGNMENT OF RENTS RECORDED AS DOCUMENT NO. 0805148014.

DATED this 13 day of SEPTEMBER, 2012.  
Exempt under provisions of Paragraph 1004,  
Section 4(L), Real Estate Transfer Tax Act

PARKER T. WENZEL, individually

9-25-2012  
Date

Jenny P. Wentzel  
Buyer, Seller or Representative

Jenny P. Wentzel, individually

This instrument was prepared by

J. Steven Butkus, Esq.

GUERARD, KALINA & BUTKUS

310 S. County Farm Road, Suite H

Wheaton, IL 60187

amerbank\parker wentzel\wty deed-Chicago Ridge\080112\cp

MAIL TO:

AMERICAN BANK AND TRUST COMPANY, N.A.

Attn: Lucas Goucher, Assistant V.P.

1542 South Randall Road

Geneva, IL 60134

SEND SUBSEQUENT TAX BILLS TO:

AMERICAN BANK AND TRUST COMPANY, N.A.

Attn: Lucas Goucher, Assistant Vice President

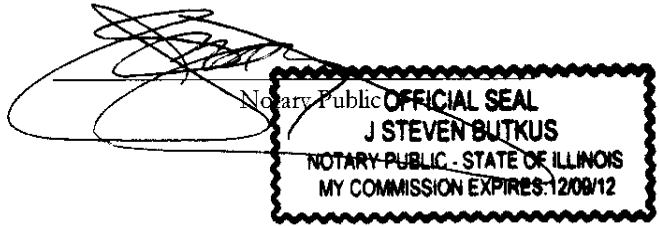
1542 South Randall Road

Geneva, IL 60134

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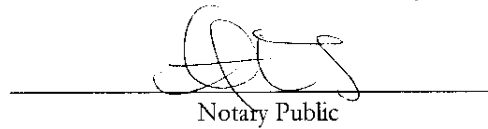
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DUPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **PARKER T. WENTZEL**, 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth. **GIVEN** under my hand and seal this 25<sup>th</sup> day of SEPTEMBER, 2012.



STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **JENNY P. WENTZEL**, 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 she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth. **GIVEN** under my hand and seal this 13 day of September, 2012.



Property of Cook County Clerk's Office


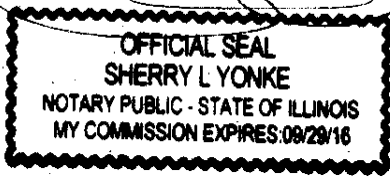
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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 September 13, 20 12

Signature: \_\_\_\_\_

  
Grantor or Agent  


Subscribed and sworn to before me  
by the said J. Steven Butkus  
this 13th day of September, 20 12  
Notary Public Sherry L Yonke

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 September 13, 20 12

Signature: \_\_\_\_\_

  
Grantee or Agent  


Subscribed and sworn to before me  
by the said J. Steven Butkus  
this 13th day of September, 20 12  
Notary Public Sherry L Yonke

**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.)