

UNOFFICIAL COPY

160 1.2
FIRST AMERICAN TITLE
ORDER # 2320769

This Deed, made between the Michael Griffin and Kara Griffin Co-Trustees of the Griffin Family Trust dated 2/5/2009, Grantor(s), and Michael Griffin and Kara Griffin, a married couple, as Grantee(s).

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledges Grantor quit claims to Michael Griffin and Kara Griffin, Grantee(s) in joint tenancy, the following described real estate in Cook County, State of Illinois:

See Exhibit A

Together with all appurtenant rights, title and interests.

Grantor(s) hereby warrant(s) that property herein described is not now nor has it ever been homestead property nor contiguous thereto.

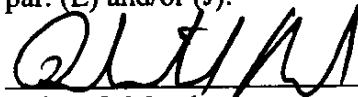
Together with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and To Hold, the same in fee simple forever.

And the grantor(s) hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to December 31, 2006, Easements, Restrictions, and Reservations of Record.

Property Address: 10217 S. California Ave. Chicago, IL 60655
PIN: 24-12-429-045-0000

This transaction is exempt under Real Estate Transfer Tax Law 35 ILCS 207/31-45 sub par. (E) and/or (J).


Robert J. Mondo
Attorney For Grantor(s)

8/30/12
Date



Doc#: 1231004092 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/05/2012 11:16 AM Pg: 1 of 4

S N
P 4
S N
SC Y
INT Y

UNOFFICIAL COPY

In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

[Signature]
Witness

[Signature]
Michael Griffin, Grantor
Co-Trustee of the Griffin Family Trust
Dated 2/5/2009

[Signature]
Witness

[Signature]
Kara Griffin, Grantor
Co-Trustee of the Griffin Family Trust
Dated 2/5/2009

State of Illinois)
County of Cook)

ss.

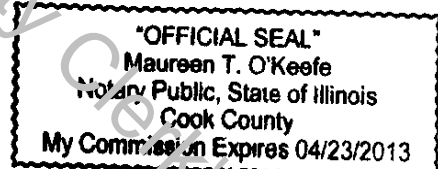
On this date SEPTEMBER 5, 2012, personally appeared before me, a notary public, Michael Griffin, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument, and acknowledged that he/she executed the same.

4/23/2013
My commission expires

[Signature]
Notary Public

State of Illinois)
County of Cook)

ss.

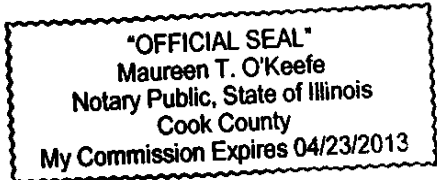


On this date SEPTEMBER 5, 2012, personally appeared before me, a notary public, Michael Griffin, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument, and acknowledged that he/she executed the same.

4/23/2013
My commission expires

[Signature]
Notary Public

Send Future Property Tax Bills to:
Michael & Kara Griffin
10425 S. Talman Ave.
Chicago, IL 60655



Document Prepared by:
Robert J. Mondo
P.O. Box 72668
Roselle, IL 60172

Recorded Deed to be sent to:
Robert J. Mondo
P.O. Box 72668
Roselle, IL 60172

UNOFFICIAL COPY

Exhibit A

**LOT 52 IN A.A. HERMANN'S CALIFORNIA AVENUE RESUBDIVISION OF SUNDRY LOTS
IN BLOCKS 9, 10, 27 AND 28 IN BEVERLY RIDGE SUBDIVISION: ALSO SUNDRY LOTS
ON BLOCK 8 IN SECOND ADDITION TO BEVERLY RIDGE, ALL IN SECTION 12,
TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED IN COOK COUNTY, ILLINOIS, AS
DOCUMENT NUMBER 15540199, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

UNOFFICIAL COPY



First American

First American Title Insurance Company
2471 W. Sullivan Road, Suite B
Aurora, IL 60506
Phone: (630)907-0175
Fax: (866)563-7689

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 23, 2011

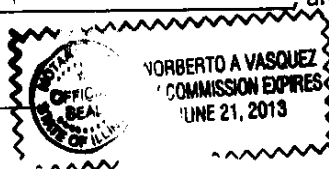
Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor affiant, on December 23, 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: December 23, 2011

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee affiant, on December 23, 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.

(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.)

