

UNOFFICIAL COPY



Doc#: 1301831014 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/18/2013 11:52 AM Pg: 1 of 3

This Instrument Prepared by  
and After Recording Return to:

David S. Sattelberger  
Schiff Hardin LLP  
233 S. Wacker Drive  
Chicago, IL 60606

*This Space for Recorder's Use Only*

**SPECIAL WARRANTY DEED**

This indenture witnesseth, that KATHLEEN J. BROWN, a widow not since remarried, of Lincolnwood, Illinois ("Grantor"), for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS unto MICHAEL L. BROWN, having an address of 6600 N. Tower Circle Dr., Lincolnwood, IL 60712 ("Grantee"), the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 32 IN BLOCK 3 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN:** 14-30-108-012-0000

**Common Street Address:** 3042 N. Leavitt Street, Chicago, Illinois 60618

**SUBJECT TO:** covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; and general real estate taxes for 2012 and subsequent years.

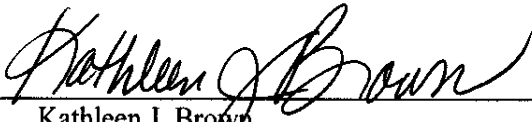
TO HAVE AND TO HOLD the said Real Estate, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, his successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Real Estate unto Grantee, his successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

*[signature and notary page follows]*

# UNOFFICIAL COPY

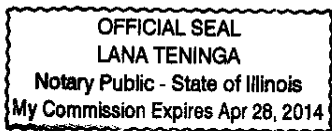
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 14 day of December, 2012.


  
Kathleen J. Brown

STATE OF ILLINOIS, COUNTY OF COOK \_\_\_\_\_ SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that KATHLEEN J. BROWN, personally known to me to be the same person whose name is subscribed to the forgoing 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 14<sup>th</sup> day of December, 2012.

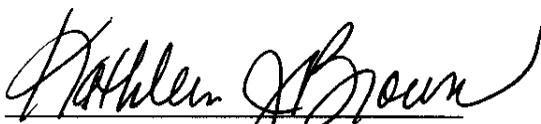


 (Notary Public)

Exempt from Illinois Real Estate Transfer Taxes under 35 ILCS 200/31-45(e), and from Cook County Real Estate Transfer Taxes under Sec. 6.E, and from Chicago Real Property Transfer Tax under 3-33-060(E)

**Send Subsequent Tax Bills To:**

Michael L. Brown  
6600 N. Tower Circle Dr.  
Lincolnwood, IL 60712

  
Kathleen J. Brown

Dated: Dec. 14, 2012


PROPERTY OF COOK COUNTY CLERK'S OFFICE

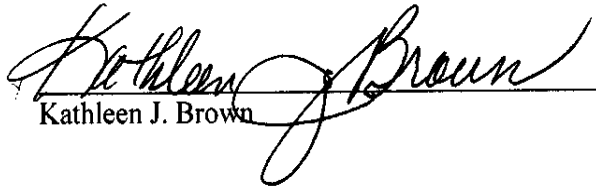
# UNOFFICIAL COPY

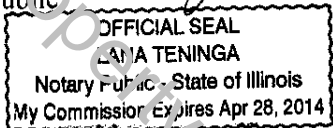
## STATEMENT BY GRANTOR / GRANTEE

The grantor or her agent affirms that, to the best of their 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.

Subscribed and sworn before me this 14<sup>th</sup> day of December, 2012.


  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Kathleen J. Brown



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 under the laws of the State of 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.

Subscribed and sworn before me this 14<sup>th</sup> day of December, 2012.

  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Michael L. Brown



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 PROVISIONS OF SECTION 45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.]