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PREPARED BY:
Dennis W. Hoornstra
100 W. Roosevelt Rd, #B-8
Wheaton, IL 60187



Doc#: 1309548007 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/05/2013 12:26 PM Pg: 1 of 5

MAIL TAX BILL TO:
Gerald Byrne and Claudia Byrne
2809 Ashton Ct
Westchester, IL 60154

MAIL RECORDED DEED TO:
Gerald Byrne and Claudia Byrne
2809 Ashton Ct
Westchester, IL 60154

TENANCY BY THE ENTIRETY WARRANTY DEED Statutory (Illinois)

Edward Stanger AKA

THE GRANTOR(S), Edward Stanger, Married of the Village of Westchester, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Gerald Byrne and Claudia Byrne, Husband and Wife of LaGrange Park, Illinois, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

See Attached Legal Description *THIS IS NON HOMESTEAD PROPERTY
Permanent Index Number(s): 15293220350000
Property Address: 2809 Ashton Ct., Westchester, IL 60154

Subject, however, to the general taxes for the year of 2012, and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not as JOINT TENANTS nor TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

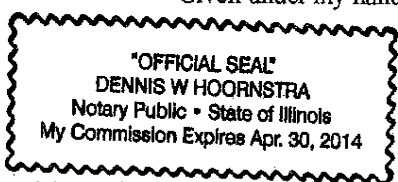
Dated this 25th day of March, 2013

Edward Stanger AKA Edward Stanger

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Edward Stanger, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal, this 25th day of March, 2013



Dennis W. Hoornstra
Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois
3-22-13 *[Signature]*

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

LOT 123 IN WESTCHESTER PLACE PHASE 2, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2 :

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE WESTCHESTER PLACE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 7, 1984 AS DOCUMENT NUMBER 27119993 AND AMENDED FROM TIME TO TIME.

Permanent Index #'s: 15-29-322-035-0000 and 15-29-322-035-0000 Vol. 0174

Property Address: 2809 Ashton Court, Westchester, Illinois 60154

Property of Cook County Clerk's Office

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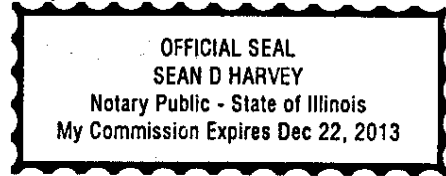
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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 April 5, 2013

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 5, day of April, 2013
Notary Public Sean D Harvey

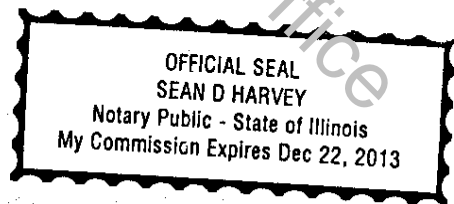


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date April 5, 2013

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 5, day of April, 2013
Notary Public Sean D Harvey



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 4 of the Illinois Real Estate Transfer Tax Act.)

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First American Title Insurance Company

AFFIDAVIT OF TITLE COVENANT AND WARRANTY

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee(s) hereinafter named:
Gerald Byrne & Claudia Byrne

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated March, 2013 to grantee(s), conveying the following described premises:

See Exhibit "A" attached hereto and made a part hereof

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

That since the title date of February 27, 2013, in the report on title issued by First American Title Insurance Company, affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from NONE to NONE, and not for any longer term, and have no other or further interest whatsoever in premises.

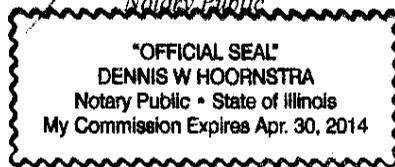
That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

Edward G. Steyer

Subscribed and sworn before me this 25th day of March, 20 13.

Dennis W. Hoornstra
Notary Public



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LEGAL DESCRIPTION

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LOT 123 IN WESTCHESTER PLACE PHASE 2, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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