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1318441040

WARRANTY DEED

Doc#: 1318441040 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/03/2013 10:50 AM Pg: 1 of 4

MGR

W/1318441040
MGR

THE GRANTOR(S), Anne Varallo, Divorced, not since remarried, of LaHabra, California, for and in consideration of Ten and No/100 Dollars in hand paid, convey(s) and warrant(s) to Kyle J. Daniels, of Chicago, Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: installment 2011 taxes and subsequent years;

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated this 6 day of June, 2013.

Anne Varallo
Anne Varallo

Property of Cook County Clerk's Office

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EXHIBIT "A"

Property Address: 1139 Leavitt Avenue, Unit 213, Flossmoor, IL 60422

UNIT NUMBER 213, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN RE-SUBDIVISION OF LOTS 1 TO 8, BOTH INCLUSIVE, OF SUBDIVISION OF THE SOUTH 300 FEET OF LOT 1, IN BLOCK 2, IN WILLS AND NELLEGARS SUBDIVISION OF THE NORTH 17 ½ ACRES WEST OF ILLINOIS CENTRAL RAILROAD COMPANY OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1972 <KANT 76407, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22628042 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS..

Pin No.: 31-12-202-064-1025

Property Address: 1139 Leavitt Avenue, Unit 213, Flossmoor, IL 60422

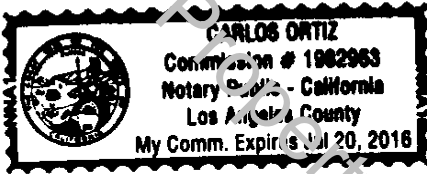
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State of California, County of Los Angeles ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Anne Varallo personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed, and delivered the said instrument as 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 official seal, this 10th day of June, 2013.



[Handwritten Signature]

(Notary Public)

Prepared By:
Luis Gasperec, Attorney at Law
17926 S. Halsted, Suite 3S
Homewood, Illinois 60430

Mail To:

ISAAC J. STARKS
5704 WOODGATE DR. MATTESON, IL 60443

Name and Address of Taxpayer/Address of Property:

KYLE DANIELS
1139 LEAVITT AVE #213 FLOSSMOOR, IL 60422

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 6-18, 2013

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 18 day of June, 2013
Notary Public [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 title to real estate under the laws of the State of Illinois.

Date 6-18, 2013

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 18 day of June, 2013
Notary Public [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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)