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WARRANTY DEED

Doc#: 1318441041 Fee: \$46.00
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 5

MGR
L 405
HE05121 2AM
DATE 13/05/24 507

Property of Cook County Clerk's Office

THE GRANTOR(S), Carol Anne Moore, 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 5 day of JUNE, 2013.

Carol Ann Moore

Carol Ann Moore

~~XXXXXXXXXXXX~~

520 JUNIPER

LA HABRA, CA 90631

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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 _____ ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Carol Ann Moore 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 _____ day of _____, _____.

(Notary Public)

See attached California Certificate of Acknowledgment

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

Mail To:
ISAAC STARKS
5704 WOODGATE DR. MATTHESON, IL 60443

Name and Address of Taxpayer/Address of Property:
KEARLE DANIELS
1139 LEVITT AVE #213 FLOSSMOOR, IL 60422

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On June 5, 2013 before me, Mary Anne Baker Notary Public
(Here insert name and title of the officer)

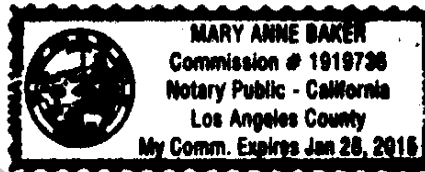
personally appeared Carolann Moore

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mary Anne Baker
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to the document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording as it attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed of
(Title or description) of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

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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 6-9, 2013

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said _____
This 8, 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 6-8, 2013

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said _____
This 8, 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.)