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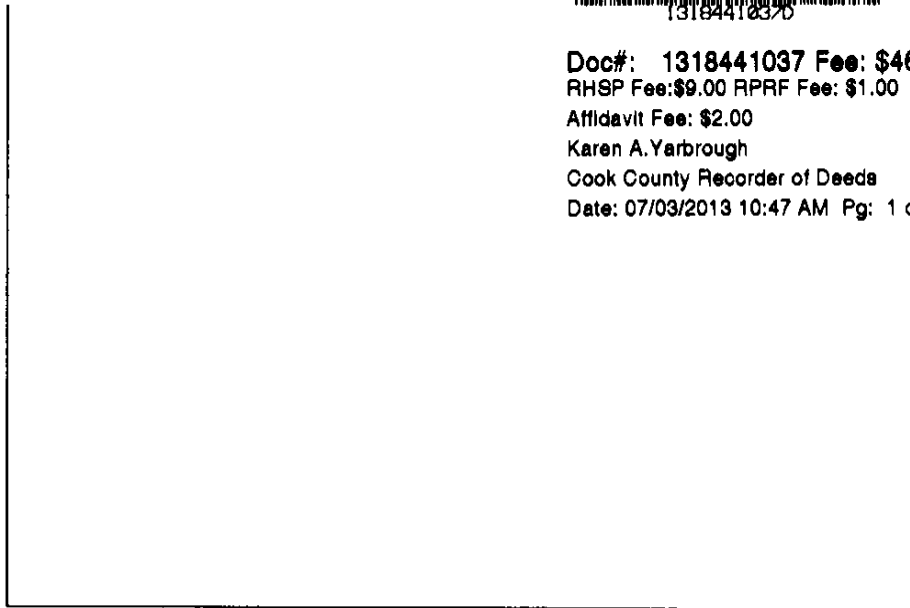
13184410370

WARRANTY DEED

Doc#: 1318441037 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 10:47 AM Pg: 1 of 5

MGR

WTR 13-15024 197




THE GRANTOR(S), Mark 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 8 day of June, 2013.



Mark Varallo

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My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this power of attorney at the time of reference.

My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

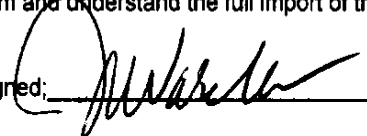
(X) This power of attorney shall become effective on June 5, 2013
(insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect).

(X) This power of attorney shall terminate on August 5, 2013
(insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death).

If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent:

_____ . For purposes of this paragraph, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

Signed: 

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State of California, County of Orange ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Mark 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 11th day of June, 2013.



Nico Banzuela (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

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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


Office 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 6-8, 2013


Signature: 
Grantor or Agent


Subscribed and sworn to before me
By the said _____
This 8 day of June, 2013
Notary Public 



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: 
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 8 day of June, 2013
Notary Public 



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.)