

UNOFFICIAL COPY

Warranty Deed  
Statutory (ILLINOIS)  
General

13-02734BT (T)  
1/2



Doc#: 1318910086 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/08/2013 03:14 PM Pg: 1 of 4

When Recorded Return To:  
indecomm Global Services  
2925 Country Drive  
St Paul, MN 55117  
78830090-1

Above Space for Recorder's Use Only

THE GRANTOR, DEBORAH K. LIPETRI, an unmarried woman, of the City of Palatine, County of Cook, State of Illinois, for and in consideration of (\$10.00) TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to RICHARD KENNEDY, of 3221 Hopewell Drive, Aurora, IL, a married man, as his sole and separate property, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\* Tenants by the Entirety  
THE WEST 1/2 OF LOT 1 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER 95261330, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** the general taxes for the year of 2012 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances and regulations of record.

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

Permanent Index Number (PIN): 02-16-405-012-0000

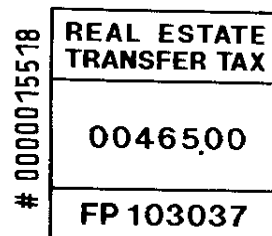
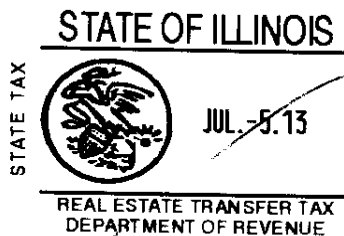
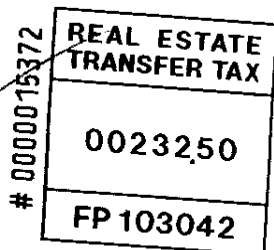
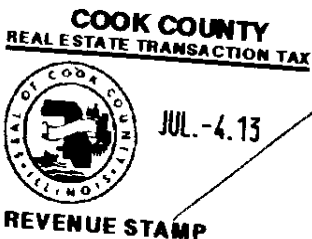
Address(es) of Real Estate: 1125 W. Wood St., Palatine, IL 60067

Dated this 13 day of June, 2013

PLEASE  
PRINT OR)  
TYPE NAMES  
BELOW  
SIGNATURE(S)

*Deborah K. Lipetri aka Deborah K. Ludtke*  
DEBORAH K. LIPETRI AKA DEBORAH K. LUDTKE

S N  
P 4  
S N  
M N  
SC ya  
E ya  
INT ya

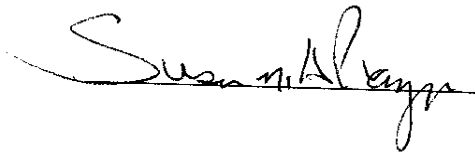


# UNOFFICIAL COPY

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 Deborah K. LiPetri, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 13 day of June, 2013.

 (Notary Public)



This instrument was prepared by: Constance Zanardo  
174 Bradwell Road  
Inverness, IL 60010

~~Mail To:~~  
Anna M. Wilhelmi  
Law Offices, P.C.  
1444 N. Farnsworth Ave., Suite 100 /  
Aurora, IL 60505

**Name & Address of Taxpayer:**  
Richard A. Kennedy  
1125 W. Wood St.  
Palatine, IL 60067

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

THE WEST ½ OF LOT 1 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER 95261330, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 02-16-405-012-0000

For informational purposes only, the subject parcel is commonly known as:

1125 West Wood Street, Palatine, IL 60067



\*U04033225\*  
1653 6/26/2013 78830090/1

TITLE RESOURCES GUARANTY COMPANY

Burnet Title – 9450 Bryn Mawr Avenue, Suite 700 – Rosemont, IL 60018

# UNOFFICIAL COPY

## AFFIDAVIT OF IDENTITY AND TITLE

STATE OF ILLINOIS )  
 ) ss  
 COUNTY OF COOK )

COMMITMENT NO. 13-02734  
 COMMITMENT DATE: May 16, 2013

I, the affiant herein, being first duly sworn upon oath, for the purpose of inducing Burnet Title to issue its' title insurance policy covering the property described in the above captioned commitment does hereby state:

1. That my current legal name is Deborah K. Ludtke.
2. That my current address is 1125 W. Wood St., Palatine, IL 60067.
3. That in the year 1981 I became married to Leonard J. LiPetri, Jr., and changed my legal name to Deborah K. LiPetri.
4. Upon the dissolution of the aforesaid marriage in the year 2011, I resumed the use of my maiden name, Deborah K. Ludtke.
5. "Deborah LiPetri" as Grantee in Quit Claim Deed recorded with the Cook County Recorder of Deeds as Document Number 00449145 on June 19, 2000, is the same person as "Deborah K. LiPetri," Grantee in Warranty Deed recorded with the Cook County Recorder of Deeds as Document Number 85295536 on November 17, 1985.
6. "Leonard LiPetri, Jr.," Grantor in Quit Claim Deed recorded with the Cook County Recorder of Deeds as Document Number 00449145 on June 19, 2000, is the same person as "Leonard J. LiPetri," Grantee in Warranty Deed recorded with the Cook County Recorder of Deeds as Document Number 85295536 on November 17, 1985.
7. "Deborah K. LiPetri," Grantee in Quit Claim Deed recorded with the Cook County Recorder of Deeds as Document Number 00449145 on June 19, 2000, is the same person as "Deborah K. Ludtke."

I certify under penalty of perjury under Illinois law that I know the contents of this Affidavit signed by me and that the statements are true and correct.

Deborah K. Ludtke  
 Deborah K. Ludtke, Affiant

Subscribed and sworn to before me on this 13th day of June, 2013.

Susan M. H. Piazza  
 Notary Public

