

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY (Individual to Trust)

MAIL TO:

Edward J. Grzelakowski
KEMP & GRZELAKOWSKI, LTD.
1900 Spring Road, Suite 500
Oak Brook, IL 60523

NAME & ADDRESS OF TAXPAYER:

Victoria A. Maggos
1039 W. Lill Avenue, #1W
Chicago, IL 60614



Doc#: 1323845059 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/26/2013 01:14 PM Pg: 1 of 3

RECORDER'S STAMP

THE GRANTOR: VICTORIA A. MAGGOS, a widow, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100ths (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to **VICTORIA MAGGOS**, as Trustee under the **VICTORIA MAGGOS TRUST AGREEMENT** dated October 26, 2005, and her successors in trust, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description:

UNIT 1W AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL: LOTS 1 AND 2 IN HAYWOOD'S SUBDIVISION OF LOTS 6 AND 7 IN THE EAST HALF OF BLOCK 17 OF CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1978 AND KNOWN AS TRUST NUMBER 43-26 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 7, 1979 AS DOCUMENT 24993625 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General Real Estate Taxes for 2012 and subsequent years, building setback lines; easements for public utilities; terms, covenants, conditions and restrictions of record.

Permanent Index Number: 14-29-418-038-1002
Property Address: 1039 W. Lill Ave., #1W, Chicago, IL 60614

DATED this 21 day of August, 2013.

City of Chicago
Dept. of Finance
650610



Real Estate
Transfer
Stamp

\$0.00

Victoria A. Maggos

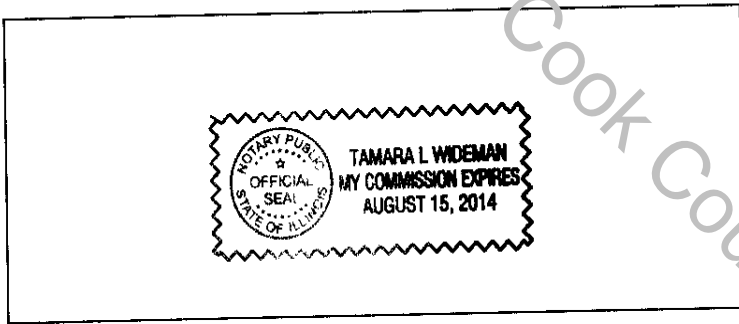
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **VICTORIA A. MAGGOS**, 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 and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 21 day of August, 2013.

My Commission Expires: 8/15/14 T. Wideman
Notary Public



IMPRESS SEAL HERE

NAME AND ADDRESS OF PREPARER:

Edward J. Grzelakowski
KEMP & GRZELAKOWSKI, LTD.
1900 Spring Road, Suite 500
Oak Brook, IL 60523

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4, REAL ESTATE TRANSFER ACT
DATE: Aug 21, 2013
Signature of Buyer, Seller or Representative _____

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument (55 ILCS 5/3-5022).

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STATEMENT BY GRANTOR AND GRANTEE

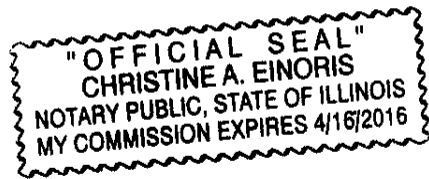
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated August 21, 2013

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO before me by the said Agent, this 21st day of AUGUST 2013

Christine A. Einoris
Notary Public



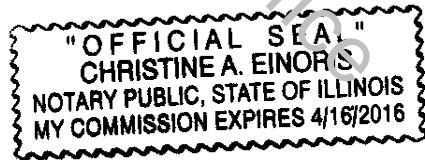
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated August 21, 2013

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO before me by the said Agent, this 21st day of AUGUST 2013

Christine A. Einoris
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)