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Doc#: 1324713000 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2013 08:18 AM Pg: 1 of 6

Prepared By: Deeds on Demand, PC, 5029 Corporate Woods Drive, Ste 225-A, Virginia Beach, VA 23462

Mail Tax Statement to: 12400 Briarcliffe Drive, Lemont, IL 60439

Return to: ServiceLink, 4000 Industrial Boulevard, Aliquippa, PA 15001.

Tax Parcel No.: 22-30-307-003-0000

WARRANTY DEED

JAROSLAW BISKUP, married, whose mailing address is 12400 Briarcliffe Drive, Lemont, Illinois 60439 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby convey and warrant JAROSLAW BISKUP and BERNADETTE MAZUR, husband and wife, as tenants by the entirety with rights of survivorship, whose address is 12400 Briarcliffe Drive, Lemont, Illinois 60439, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

All that parcel of land in City of Lemont, Cook County, State of Illinois, ID #22-30-307-003-0000, being known and designated as:

Lot 35 in Briarcliffe Subdivision, being a subdivision of part of the West half of the Northwest Fractional Quarter and the West half of the Southwest Fractional Quarter of Section 30, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 27363**

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Being the same property conveyed to Grantor by deed dated 07/12/20012 and recorded on 08/17/2012 in Document #1223039045 in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 12400 Briarcliffe Drive, Lemont, Illinois 60439.


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

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereon belonging.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

GRANTOR does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, this deed was executed by the Grantor this the 3 day August, 2013.

X  (Seal)
JAROSLAW BISKUP

STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, JAROSLAW BISKUP is personally known to me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person,

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5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

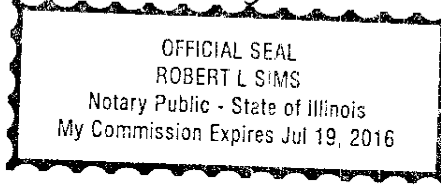
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 27363**

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and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of 3, August, 2013.


Notary Public Robert L. Sims
My commission expires: 7-19-16

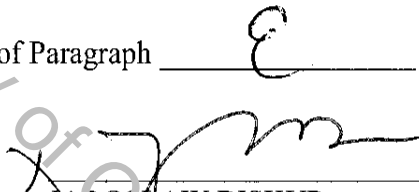


This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph E Section 4, Real Estate Transfer Act.

Date: 8/3/2013

Signature of Grantor:



JAROSLAW BISKUP

Property of Cook County Clerk's Office

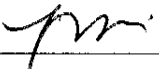
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I/we have read and accept this Invoice, Disclosure and Agreement and have reviewed and accept the documents prepared for the above referenced closing:

Jaroslaw Biskup
By, 

Jaroslaw Biskup
By, 

Bernadette Mazur
By, 

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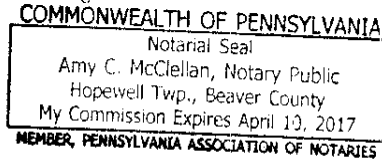
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 August 24, 2013 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Natalie Sell, agent
this 24th day of August,
2013.

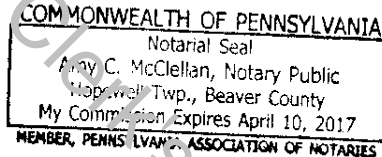


NOTARY PUBLIC [Signature]

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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date August 24, 2013 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said Natalie Sell, agent
This 24th day of August,
2013.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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Commitment No: 26358322

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF LEMONT, COOK COUNTY, STATE OF ILLINOIS, ID# 22-30-307-003-0000, BEING KNOWN AND DESIGNATED AS:

LOT 35 IN BRIARCLIFFE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST FRACTIONAL QUARTER AND THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MORE COMMONLY KNOWN AS: 12400 BRIARCLIFFE DR, LEMONT, IL 60439

Property of Cook County Clerk's Office