

# UNOFFICIAL COPY

This instrument prepared by and  
After Recording Return to:

Brett M. Winterstein, Esq.  
Patzik, Frank & Samotny Ltd.  
150 South Wacker Drive, Suite 1500  
Chicago, Illinois 60606



Doc#: 1326819066 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/25/2013 12:20 PM Pg: 1 of 5

Future Tax Bills to be sent to Grantee at:

Ms. Ann M. Yoshida  
1135 Pam Anne Drive  
Glenview, IL 60025

## SPECIAL WARRANTY DEED

THE GRANTOR, **MILTON W. HUMMEL** and **ANN M. YOSHIDA**, husband and wife, as joint tenants (collectively, "Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY unto **ANN M. YOSHIDA**, an individual ("Grantee"), in fee simple, all interest in the real estate commonly known as 1135 Pam Anne Drive, Glenview, Illinois 60025, situated in the County of Cook, in the State of Illinois and more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with (i) all rights, privileges, easements and appurtenances owned by Grantor appertaining to the Property, and (ii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, SUBJECT TO covenants, conditions, and restrictions of record; public utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes not yet due and payable (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the said Property as above described, unto the Grantee forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and its successors, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted Encumbrances; and that he WILL FOREVER DEFEND, the said Property hereby granted against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the Permitted Encumbrances.

Property Address: 1135 Pam Anne Drive, Glenview, Illinois 60025  
Permanent Index No.: 04-33-102-010-0000

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IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be executed in its name this 10<sup>th</sup> day of September, 2013.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 Subparagraph (e).

Signed: *Milton W. Hummel* Date: 9/10/13

**GRANTOR:**

**MILTON W. HUMMEL and ANN M. YOSHIDA, husband and wife, as joint tenants**

By: *M. W. Hummel*  
Name: Milton W. Hummel

By: *Ann M. Yoshida*  
Name: Ann M. Yoshida

Property of Cook County Clerk's Office

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STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )

Before me a Notary Public, in and for said the State of Illinois County of Cook, personally appeared **MILTON W. HUMMEL**, personally known to me to be the person who appeared before me this day and delivered said instrument as his free and voluntary act, for the uses and purposed set therein set forth.

In Testimony whereof I have hereunto set my hand and official seal this 10<sup>th</sup> day of September, 2013.

4/28/15  
My Commission Expires

*Michelle H. Gooze-Miller*  
Notary Public



STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )

Before me a Notary Public, in and for said the State of Illinois County of Cook, personally appeared **ANN M. YOSHIDA**, personally known to me to be the person who appeared before me this day and delivered said instrument as her free and voluntary act, for the uses and purposed set therein set forth.

In Testimony whereof I have hereunto set my hand and official seal this 10<sup>th</sup> day of September, 2013.

4/28/15  
My Commission Expires

*Michelle H. Gooze-Miller*  
Notary Public



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## EXHIBIT A

### Legal Description

LOT 76 IN PAM-ANNE ESTATE UNIT NO. 2, A SUBDIVISION OF PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1135 Pam Anne Drive, Glenview, Illinois 60025  
Permanent Index No.: 04-33-102-010-0000

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the names 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: 9/10/13  
M. W. Hummel

Signature: M. W. Hummel

Subscribed and sworn to before me  
by Milton W. Hummel,  
this 10<sup>th</sup> day of Sept.,  
2013.

Michelle H. Gooze-Miller  
Notary Public



The Grantee or its 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 and hold title to real estate under the laws of the State of Illinois.

Date: September 10, 2013

Signature: Ann M. Yoshida

Subscribed and sworn to before me  
by Ann M. Yoshida,  
this 10<sup>th</sup> day of Sept.,  
2013.

Michelle H. Gooze-Miller  
Notary Public

