

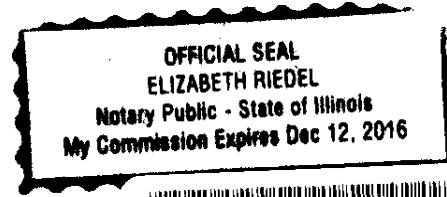
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This instrument prepared by:
Keil M. Larson, attorney
800 N Clark Street
Suite 222
Chicago, Illinois 60610

After recording return to:

Mail subsequent tax bills to:
Robert Kuta
1609 South Courtland Avenue
Park Ridge, Illinois 60068

WARRANTY DEED



Doc#: 1328429058 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/11/2013 11:46 AM Pg: 1 of 4

This space

THIS WARRANTY DEED is made the 5th day of September 2013 by **Gina N. Kuta, formerly known as Gina N. Tucker, a divorced woman** ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does **WARRANTS, REMISE, RELEASE, and ALIENATE AND CONVEY** to my **ex-husband, Robert Kuta, a divorced man** of Park Ridge Illinois ("Grantee"), forever, the following described real estate (the "Property") situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: See **Exhibit A** attached hereto.

Common Address: 1609 South Courtland Avenue, Park Ridge Illinois

PINS: 12-02-223-011-00000

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the Property, with the hereditaments and appurtenances:

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

And the Grantor, for herself and her 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 Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it is lawfully seized of the Property in fee simple; and that it has good right and lawful authority to sell and convey the Property; and that it **WILL WARRANT AND DEFEND**, the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

[signature on following page]

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Warranty Deed has been executed by Grantor on and as of the date first above written.

Gina N. Kuta, formerly known as Gina N. Tucker

By: *Gina Kuta*

STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gina N. Kuta 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 instrument as his free and voluntary act, for the uses and purposes therein set forth, pursuant to authority given by the limited liability company.



Given under my hand and notarial seal, this 5th day of September 2013.



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 33769

Edward Beaulieu
Notary Public

My commission expires on DEC 12, 2016

REAL ESTATE TRANSFER		10/11/2013
	COOK	\$12.50
	ILLINOIS:	\$25.00
	TOTAL:	\$37.50

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Exhibit A Legal Description

Lot 14 in Block 7 in Kinsey's Talcott Road subdivision in the northeast $\frac{1}{4}$ of Section 2,
Township 40 North, Range 12, East of the Third Principal Meridian in Cook County
Illinois

Permanent Index Number: 12-02-223-011-0000

Commonly known as 1609 South Courtland Avenue, Park Ridge Illinois 60068

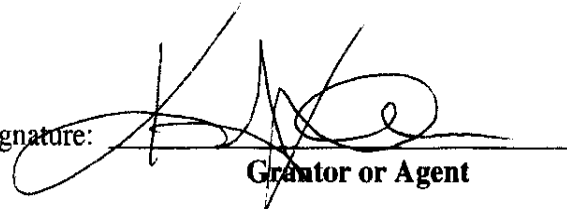
Property of Cook County Clerk's Office

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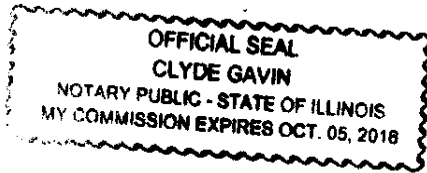
STATEMENT BY GRANTOR AND GRANTEE

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 Oct 10, 2013

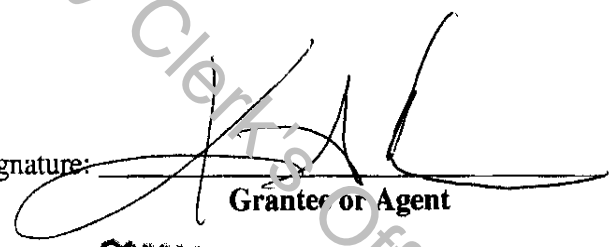
Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Ken Wilson
This 10 day of Oct, 2013
Notary Public Clyde Gavins

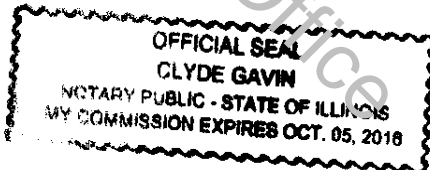


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Oct 10, 2013

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Ken Wilson
This 10 day of Oct, 2013
Notary Public Clyde Gavins



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.)