

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, Jason M. Rangel, a widower and not since remarried person, surviving joint tenant of he and Robert Plaksin, of 1322 W. Winona Street, Unit 3N, Chicago, County of Cook, State of Illinois for the consideration of Ten Dollars (\$10.00), in hand paid, CONVEYS and WARRANTS to:



Doc#: 1333919079 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/05/2013 12:34 PM Pg: 1 of 3

Property of Cook County Clerk's Office

Jason M. Rangel, Trustee of the Jason M. Rangel Living Trust, dated October 16, 2013, and any amendments thereto, of 1322 W. Winona Street, Unit 3N, Chicago, IL 60640,

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

--SEE ATTACHED EXHIBIT A --

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

Permanent Real Estate Index Number: 14-08-124-052-0000
Address of Real Estate: 1402 W. Foster Ave., Unit #G, Chicago, IL 60640

DATED this 22nd day of October 2013

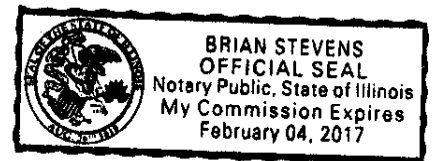
Jason M. Rangel

State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jason M. Rangel 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 he signed, sealed and delivered the said instrument as his 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 22nd day of October 2013

Commission expires February 4, 2017
NOTARY PUBLIC



This instrument was prepared by, and should be returned to: David A. Wells, Jr.
David Wells & Associates, P.C.
609 West Addison Street, Unit B, Chicago, IL 60613

Mail future tax bills to:
Jason M. Rangel
1322 W. Winona Street, Unit 3N, Chicago, IL 60640

City of Chicago
Dept. of Finance
657283



Real Estate
Transfer
Stamp
\$0.00

12/5/2013 10:55
dr00347

Batch 7,404,726

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EXHIBIT A

UNIT 1402 G IN THE ANDERSON GLEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 5 2/3 FEET OF LOT 7 AND ALL OF LOTS 8, 9, AND 10 IN BLOCK 4 IN ZERO PARK, BEING ZERO MARX SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 OF S.H. KERFOOTS RESUBDIVISION OF LOTS 1 TO 20 INCLUSIVE IN LOUIS E. HENRY'S SUBDIVISION OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 21009246 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APART TENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF UNIT 1402-G HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Property of Cook County Clerk's Office

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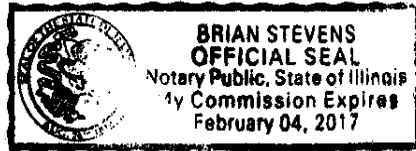
STATEMENT BY GRANTOR AND GRANTEE

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 October 25, 2013

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Daniel Sonenberg
This 25th day of October, 2013
Notary Public Brian Stevens



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 October 25, 2013

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Daniel Sonenberg
This 25th day of October, 2013
Notary Public Brian Stevens



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.)