

# UNOFFICIAL COPY

## WARRANTY DEED

The Grantor, **DIANE M. PFEFFER**, divorced and not since remarried, of the Chicago Ridge, Cook County, Illinois, for and in consideration of TEN DOLLARS other good & valuable consideration in hand paid, conveys and warrants to **ELAINE PFEFFER**, of 4957 Harnew Road South, Oak Lawn, Illinois 60453, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 1401346003 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/13/2014 11:15 AM Pg: 1 of 2

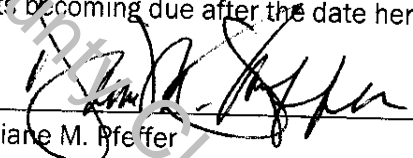
Unit 10636-2C and Garage 10 together with its undivided percentage interest in the common elements in Claridge Condominium as delineated and defined in the Declaration recorded as document number 95572697, in the North 1/2 of Section 18, Township 37 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

PINS: 24-18-220-027-1007 and 24-18-220-027-1034

Street Address: 10636 S. Ridgeland Avenue, Unit 2C, Chicago Ridge, Illinois 60415

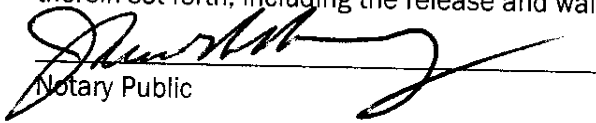
subject only to: general real estate taxes not due and payable at the time of closing, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including and easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments for assessments becoming due after the date hereof.

Dated: January 7, 2014

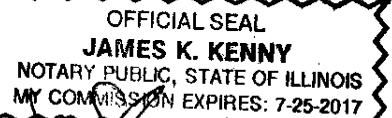
  
Diane M. Pfeffer

STATE OF ILLINOIS )  
                                  )    ss.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for Cook County, Illinois, do hereby certify that **DIANE M. PFEFFER**, divorced and not since remarried, 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 said instruments as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

  
Notary Public

January 7, 2014



EXEMPT UNDER THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(E).

**PREPARED BY / MAIL TO:**

James K. Kenny  
Attorney at Law  
9759 Southwest Highway  
Oak Lawn, IL 60453

**SEND SUBSEQUENT TAX BILLS TO:**

Elaine Pfeffer  
4957 Harnew Road South  
Oak Lawn, IL 60453

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## STATEMENT BY GRANTOR AND GRANTEE

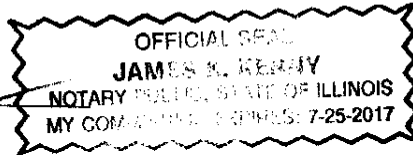
A. The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed assignment of beneficial interest in trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: January 7, 2014

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me this 7<sup>th</sup> day of January 2014.



B. The Grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a 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.

Dated: January 7, 2014

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me this 7<sup>th</sup> day of January 2014.



**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.)**