

WARRANTY DEED Joint Tenancy—Statutory (ILLINOIS) (Individual to Individual)



1409044029

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Doc#: 1409044029 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00 Affidavit Fee: \$2.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 03/31/2014 11:25 AM Pg: 1 of 4

THE GRANTOR (NAME AND ADDRESS)

JACK MANGURTEN and LILLIAN MANGURTEN, Husband and Wife, 7120 Milwaukee Ave. - Unit 301 Niles, IL 60714

(The Above Space For Recorder's Use Only)

of the Village of Niles County of Cook, State of Illinois

for and in consideration of TEN (\$10.00) DOLLARS, in hand paid, CONVEY and WARRANT to JACK MANGURTEN, 7120 Milwaukee Ave. - Unit 301, Niles, IL 60714; LILLIAN MANGURTEN, 7120 Milwaukee Ave. - Unit 301, Niles, IL 60714; IRVING MANGURTEN, 1621 E. Burr Oak Drive, Arlington Heights, IL 60004 and BARBARA ZARANSKY, 897 Country Club Lane, Northbrook, IL 60062

(NAMES AND ADDRESS OF GRANTEES)

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) 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 said premises not in tenancy in common, but in joint tenancy forever. SUBJECT TO: General taxes for 2012 and subsequent years and

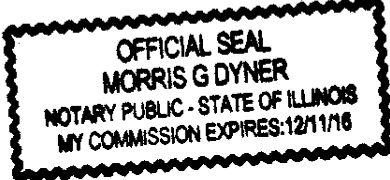
Permanent Index Number (PIN): 10-31-101-037-0000;

Address(es) of Real Estate: 7120 Milwaukee Avenue - Unit 301, Niles, IL 60714

DATED this 25th day of December 2013. JACK MANGURTEN (SEAL) LILLIAN MANGURTEN (SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



JACK MANGURTEN and LILLIAN MANGURTEN personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 25th day of December 2013. Commission expires 20

NOTARY PUBLIC

This instrument was prepared by MORRIS G. DYNER, ESQ., Fischel & Kahn, Ltd., 155 N. Wacker Dr. Suite 1950, Chicago, IL 60606

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

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as SEE ATTACHED EXHIBIT A

VILLAGE OF NILES 3-26-14  
 REAL ESTATE TRANSFER TAX  
 7120 MILWAUKEE  
 #301  
 21017 \$ EXEMPT

Property of Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: {  
 MORRIS G. DYNER, ESQ.  
 Fischel & Kahn, <sup>(Name)</sup> Ltd.  
 155 N. Wacker Dr. - Suite 1950  
 Chicago, IL 60606 <sup>(Address)</sup>  
 (City, State and Zip)

Mr. & Mrs. Jack Mangurton  
 (Name)  
 7120 Milwaukee Ave. - Unit 301  
 Niles, IL 60714 <sup>(Address)</sup>  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 345

**UNOFFICIAL COPY****EXHIBIT A**

Unit 301 in the Park Place Condominiums as delineated on a survey of the following described land:

**Parcel 1:**

Lot 2, except therefrom that part which lies Northeasterly of the following described line:

Beginning at a point on the Northerly line of Lot 2 in the Subdivision of Lot 4 aforesaid, said point being 10 feet normal to the Northeasterly line of said Lot 2 extended Northwesterly; thence Southeasterly along a straight line to a point on the South line of said Lot 2 being a 6.92 feet West of South East corner of said Lot 2, all in the Subdivision of the part of Lot 4; in Circuit Court Partition of Lot 1 in Assessor's Division of the North 1/2 of Section 31, Township 41 North, Range 13, East of the Third Principal Meridian, lying East of Evergreen Avenue, in Cook County, Illinois

**Parcel 2:**

Lots 1 through 4, except that part of Lots 1 and 2 lying Northeasterly of the following described line:

Beginning at a point on the Northerly line of said Lot 1 in Ruesch's Milwaukee Avenue Subdivision being 3.35 feet West of the Northeast corner of said Lot 1; thence Southeasterly along a straight line through said Lots 1 and 2 in Ruesch's Milwaukee Avenue Subdivision to a point on the Northeasterly lot line of said Lot 2 in Ruesch's Milwaukee Avenue Subdivision, said point being 15 feet South of the Northeast corner of said Lot 2 (as measured along the said Northeasterly lot line of Lot 2), all in Ruesch's Milwaukee Avenue Subdivision of part of the Northwest fractional 1/4 of Section 31, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

**Parcel 3:**

The East 1/2 of vacated alley lying West of and adjoining Lots 1 through 4 aforesaid

**Parcel 4:**

Lots 5, 6, 7, 8, 9, 10, 11, 12 (excepting therefrom that part of Lot 12 described as follows: beginning at the Southeast corner of said lot, thence Westerly along the South line of Lot 12 for a distance of 20 feet; thence Northeasterly along a straight line to a point on the Northeasterly line of Lot 12, said point being 20 feet Northwest of the point of beginning measured along the Northeasterly line of said Lot 12, thence Southeasterly along said line to the point of beginning) and Lots 13, 14, 15, 16 and 17 in Ruesch's Milwaukee Avenue Subdivision of part of the North West Fractional Quarter of Section 31, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

**Parcel 5:**

The East 1/2 of vacated alley lying West of and adjoining Lots 5 to 12 aforesaid, the West 1/2 of vacated alley lying East of and adjoining Lots 13 to 16 aforesaid, and all of vacated alley lying between Lots 16 and 17 aforesaid. Which survey is attached as Exhibit "A" to the Declaration of Condominium made by Parkway Bank and Trust Company, as Trustee under Trust Agreement dated June 15, 1992 and known as Trust Number 10352 recorded March 22, 1994 as Document 94258673 together with its undivided percentage interest in the common elements, in Cook County, Illinois

**Also**

The exclusive right to the use of Parking Space P36 and Storage Space S13 limited common elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 94258673

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

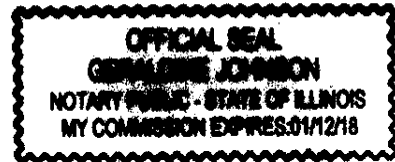
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: December 28, 2013

Signature:

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said attorney/agent this 28<sup>th</sup> day of December, 2013.



Notary Public

*[Handwritten Signature]*

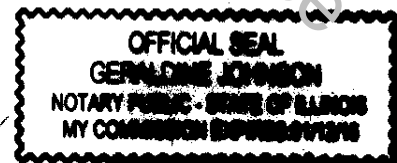
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: December 28, 2013

Signature:

*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said attorney/agent this 28<sup>th</sup> day of December, 2013.



Notary Public

*[Handwritten Signature]*

NOTE: Any person who knowingly submits a false statement concerning the identify 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]