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Doc#: 1430816063 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/04/2014 04:21 PM Pg: 1 of 4

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 570 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

RETURN TO:
Mortgage Connect, LP.
260 Airside Drive
Moon Township, PA 15108
(866) 789-1814 *654259*

FILE NO. 654259

Mail Tax Statements To: **Matthew Erickson: 716 Harding Road, Hinsdale, IL 60521**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
18-07-306-012-0000

GENERAL WARRANTY DEED

Exempt: 35 ILCS 200/31-45 (e): Actual Consideration Less Than \$100

Matthew Erickson and Melissa Keller, hereinafter grantors, whose tax-mailing address is **716 Harding Road, Hinsdale, IL 60521**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Matthew Erickson**, hereinafter grantee, whose tax mailing address is **716 Harding Road, Hinsdale, IL 60521**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION


The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

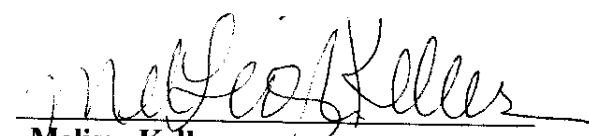
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TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1005012072, Recorded on 02/19/2010**

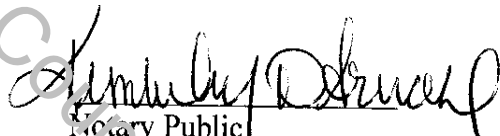
Executed by the undersigned on October 23, 2014:


Matthew Erickson


Melissa Keller

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on October 23, 2014 by **Matthew Erickson** and **Melissa Keller** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

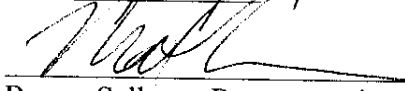

Notary Public

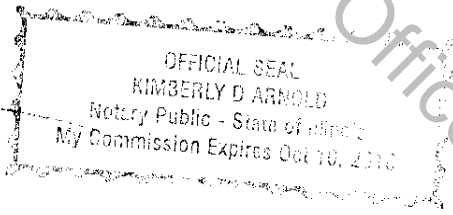
**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 10/23/2014


Buyer, Seller or Representative



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EXHIBIT A (LEGAL DESCRIPTION)

Lot 14 in Block 4 in Woodlands, Hinsdale, Illinois, being a Subdivision of (except the West 1312.4 feet of the North 718.2 feet) the South West $\frac{1}{4}$ of Section 7, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PROPERTY ADDRESS 716 Harding Road, Hinsdale, IL 60521

Property of Cook County Clerk's Office

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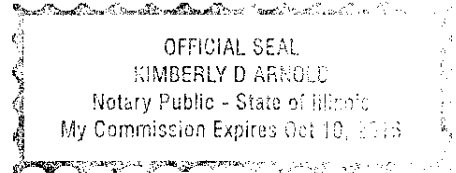
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 23, 2014

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor
this 23 day of October,
2014.



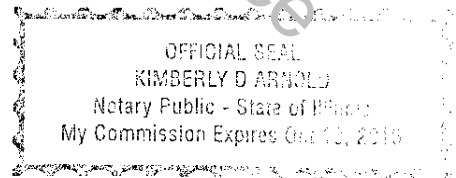
NOTARY PUBLIC [Signature]

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 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 October 23, 2014

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee
This 23 day of October,
2014.



NOTARY PUBLIC [Signature]

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.)