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WARRANTY DEED

ILLINOIS STATUTORY

MAIL TO:

Colby M. Green
838 Park Avenue
River Forest, Illinois 60305

NAME & ADDRESS OF TAXPAYER:

Tadeusz Filipak
2834 N. Montclare
Chicago, Illinois 60634



Doc#: 1431134089 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/07/2014 02:07 PM Pg: 1 of 3

RECORDER'S STAMP

THE GRANTOR(S) **TADEUSZ FILIPAK**, widower, of **Chicago**, Illinois, and **BEATA MILJANOVIC**, formerly known as **Beata Filipak**, a married woman, of **Elmhurst**, Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to **TADEUSZ FILIPAK**, of Chicago, County of Cook, State of Illinois, for his lifetime, and thereafter to **BEATA MILJANOVIC**, of Elmhurst, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

THE SOUTH THIRTY THREE (33) FEET OF LOT SIXTY FIVE (65) IN RUTHERFORD'S THIRD ADDITION TO MONT CLARE IN THE NORTH WEST QUARTER OF SECTION THIRTY (30), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. Sellers hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 13-30-128-028-0000
Property Address: 2834 N. Montclare, Chicago, Illinois 60634

Dated this 18th day of October, 2014.

Tadeusz Filipak

Beata Miljanovic, formerly known as Beata Filipak

City of Chicago
Dept. of Finance
677772



Real Estate
Transfer
Stamp
\$0.00

11/7/2014 13:58
dr00191

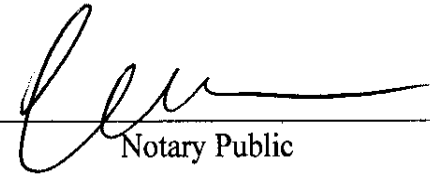
Batch 9,019,845

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STATE OF ILLINOIS)
) SS.
County of Cook)

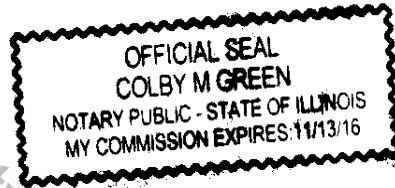
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **TADEUSZ FILIPAK and BEATA MILJANOVIC, formerly known as Beata Filipak** (GRANTORS), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the instrument as its/his/her 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 and notarial seal this 15 day of October, 2014.



Notary Public

My commission expires on November 13, 2016.



NAME AND ADDRESS OF PREPARER:

Colby M. Green, Esq.
838 Park Avenue
River Forest, Illinois 60305

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 18, 2014

Signature: *Grantor Signature*
Grantor or Agent

Subscribed and sworn to before me
By the said *Susan Johnson*
This 18, 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 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 18, 2014

Signature: *Grantee Signature*
Grantee or Agent

Subscribed and sworn to before me
By the said *Susan Johnson*
This 18, day of October, 2014
Notary Public *Colby Green*

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.)

