

# UNOFFICIAL COPY

State of Illinois

County of Cook

**Prepared By/Return To:**

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Doc#: 1501419125 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/14/2015 03:46 PM Pg: 1 of 3

## **WARRANTY DEED**

This WARRANTY DEED, dated December 1<sup>st</sup>, 2014, by **KENNETH M. JURASZ, JR., AND JANICE M. JURASZ**, husband and wife, whose address is 3629 N. Plainfield Ave, Chicago, IL 60634 hereinafter collectively called the GRANTOR, to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation organized and existing under the laws of the United States of America, whose post office address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called the GRANTEE:

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 (Ten Dollars and 00/100 USD) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain real property situated in Cook County, Illinois, and legally described as:

LOT 29 IN BLOCK 15 IN FEUERBORNS AND KLODE'S IRVINGWOOD, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1926 AS DOCUMENT NUMBER 9450199 IN COOK COUNTY, ILLINOIS.

Property Identification Number: 12-23-226-010-0000

Commonly Known As: 3629 North Plainfield, Chicago, IL 60634

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any; taxes and assessments for the year 2014 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

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AND THE GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Signature: [Handwritten Signature]  
KENNETH M. JURASZ, JR.

Mail tax bills to:  
Lereta, LLC.  
P.O. Box 1499  
Covina, CA 91722

Signature: [Handwritten Signature]  
JANICE M. JURASZ

Exempt under Provision of Paragraph L, Section 31-45  
of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

1/13/15  
Date

[Handwritten Signature]  
Buyer, Seller, or Representative

The above and foregoing Instrument was acknowledged before me by KENNETH M. JURASZ, JR. this 1<sup>st</sup> day of December, 2014, who produced State Issued Driver's License as identification or is personally known to me.

Witness my hand and official seal. My commission expires: 10/6/18.

[Handwritten Signature]  
Notary Public

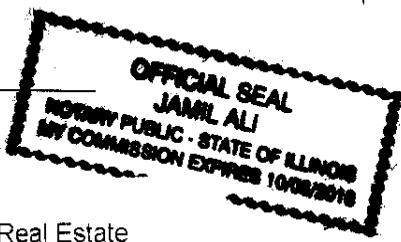


STATE OF Illinois  
COUNTY OF Cook

The above and foregoing Instrument was acknowledged before me by JANICE M. JURASZ, this 1<sup>st</sup> day of December, 2014, who produced State Issued Driver's License as identification or is personally known to me.

Witness my hand and official seal. My commission expires: 10/6/18.

[Handwritten Signature]  
Notary Public



City of Chicago  
Dept. of Finance  
681158



Real Estate  
Transfer  
Stamp

\$0.00

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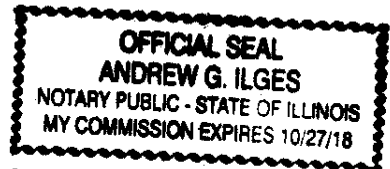
## STATEMENT BY GRANTOR AND GRANTEE

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 12-26 - \_\_\_\_\_, 2014

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Kenneth Jurasz & Janice Jurasz  
This 26 day of December 2014  
Notary Public Andrew D. Ilges



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 December 18, 2014

Signature: [Handwritten Signature]

Subscribed and sworn to before me  
By the said BEN HUGHES  
This 18th day of December 2014  
Notary Public [Handwritten Signature]



**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.)