

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY



15196461657

Doc#: 1519646165 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/15/2015 01:59 PM Pg: 1 of 3

Mail to:

Susan Zima

17400 S. 94th Ave

Tinley Park, IL 60487

Name & Address of Taxpayer:

Susan Zima

17400 S. 94th Ave

Tinley Park, IL 60487

(Space for Recorder's Use)

THE GRANTOR(S), GARY KOZBIEL and SHARON KOZBIEL, husband and wife

of the Village of Oak Forest, County of Cook State of Illinois

for and in consideration of Ten and 00/100 (\$10.00) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), SUSAN T. ZIMA and JOSEPH J. ZIMA, married to each other, as joint tenants and not as tenants in common

(Grantee's Address) 17400 S. 94th Ave

of the Village of Tinley Park, County of Cook State of IL

in the form of ownership:

all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

PARCEL 1: UNIT 2-5130 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SHADOW CREEK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 95149934, AS AMENDED, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF GARAGE 19, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 28-21-206-035-1020

Property Address: 5130 Shadow Creek Drice, Unit 2, Oak Forest, IL

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Dated this July day of 13 2015.

Gary Kozbiel (Seal) _____ (Seal)

Gary Kozbiel
Sharon J. Kozbiel (Seal) _____ (Seal)

Sharon Kozbiel

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS)

) ss

COUNTY OF COOK)

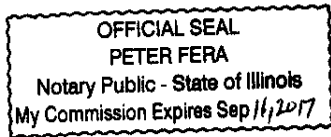
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
Gary Kozbiel and Sharon Kozbiel

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 hand and notarial seal this 13th day of July 2015.

Peter Fera Notary Public

(Seal)



My commission expires: 9/24/2017

COOK COUNTY / ILLINOIS TRANSFER STAMP

or

Name & Address of Preparer:

PETER A. FERA

14496 John Humphrey Drive

Orland Park, Il. 60462

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

Date: 7/13/15
Peter Fera

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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STATEMENT BY GRANTOR AND GRANTEE

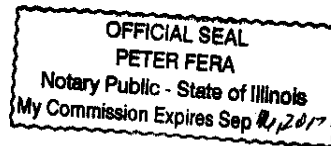
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 7-13-15

Signature: *[Handwritten Signature]*
Grantor or Agent

SUBSCRIBED AND SWORN to before
me by the said *[Handwritten Name]*
this 13th day of *[Handwritten Month]*, 2015

[Handwritten Signature]
Notary Public



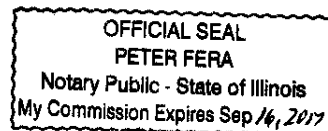
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 7/13/15

Signature: *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN to before
me by the said *[Handwritten Name]*
this 13th day of *[Handwritten Month]*, 2015

[Handwritten Signature]
Notary Public



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.]