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After Recording Return To:
Advantage Title Company, LLC
2037 Liberty Road
Eldersburg, MD 21784
AT-54326

Doc#: 1531715028 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/13/2015 01:17 PM Pg: 1 of 5

This Instrument Prepared by:
Danielle A. Pinkston - Esq.
3200 West 81st Street, Unit 2
Chicago, IL 60652

Mail Tax Statements To:
Froilan G. Yabes &
Cecilia R. Yabes
7506 Kildare Avenue
Skokie, IL 60076

Ref.# AT-54326

This space for recording information only

WARRANTY DEED

By: [Froilan G. Yabes] [DATED 10-9-15, 2015]
Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code
Froilan G. Yabes

This WARRANTY DEED, executed this 9 day of OCTOBER, 2015, FROILAN G. YABES and CECILIA R. YABES, individually and as Trustees of The Yabes Family Revocable Living Trust, of Cook County, Illinois, hereinafter called GRANTORS, grant to FROILAN G. YABES and CECILIA R. YABES, husband and wife, as joint tenants with rights of survivorship, and not as tenants in common, whose address is 7506 Kildare Avenue, Skokie, IL 60076, hereinafter called GRANTEEES:

Wherever used herein the terms "GRANTORS" AND "GRANTEEES" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTORS, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, assign, remiss, release, convey and confirm unto the GRANTEEES, all that certain land, situated in Cook County, Illinois, described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Assessor's Parcel No: 17-10-309-015-1052 & 17-10-309-015-1760

Property Address: 130 N. Garland Court, Unit 1308 and PS Unit 8-27, Chicago, IL 60602

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

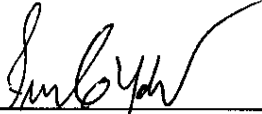
To have and to hold, the same in fee simple forever.

S Y
P 5/99
S N
M N
SC Y
E Y
INT Y

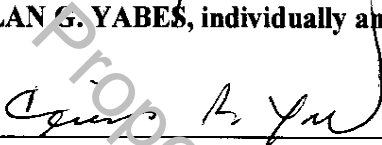
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And the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In witness whereof, Grantors have hereunto set a hand and seal the day and year first written above.



FROILAN G. YABES, individually and as Trustee



CECILIA R. YABES, individually and as Trustee

STATE OF _____

COUNTY OF _____

*see attached CA State
Compliant Acknowledgement*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FROILAN G. YABES and CECILIA R. YABES, individually and as Trustees of The Yabes Family Revocable Living Trust, 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.

Notary Public
My commission expires: _____

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

s.s.

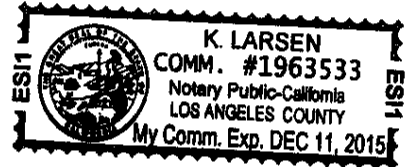
On Oct 9, 2015 before me, K. Larsen, Notary Public
Name of Notary Public, Title

personally appeared Froilan G. Yabes,
Name of Signer (1)
Cecilia R. Yabes
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



K. Larsen
Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled for the purpose of Warranty
Deed
containing 4 pages, and dated 10/9/15

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer
- Signer(s) Thumbprints(s)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 10/9/2015

SIGNATURE: [Signature]
GRANTOR or AGENT Jeffrey Sussman

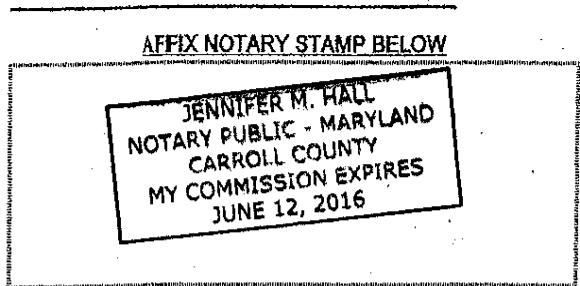
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Jeffrey Sussman

On this date of: 10/9/2015

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 10/9/2015

SIGNATURE: [Signature]
GRANTEE or AGENT Jeffrey Sussman

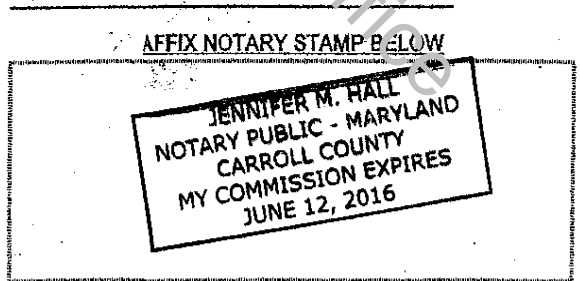
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Jeffrey Sussman

On this date of: 10/9/2015

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)

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Exhibit "A"

The following described Real Estate situated in the County of Cook, State of Illinois:

Parcel 1:

Unit 1308 and Parking Space Unit 8-27 together with the exclusive right to use of the Limited Common Element Storage Space numbered S800-3 in the Heritage at Millennium Park Condominium as delineated and defined on the Plat of Survey of the following described parcels of real estate:

Part of Lots 1 to 6, inclusive, in Block 12 in Fort Dearborn Addition to Chicago in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, But of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded December 16, 2004 as document number 0435103109, as amended from time to time, together with their undivided percentage interest in the Common Elements.

Parcel 2:

Easement appurtenant for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded December 16, 2004 as document number 0435103107 for ingress and egress, for maintenance, structural support, use of facilities, encroachments, common walls, utilities and permanent canopy over the land described herein. (Said land commonly referred to as the retail parcel.)

FOR INFORMATIONAL PURPOSES ONLY:

The improvements thereon being known as 130 N Garland Ct. Chicago, IL 60602
Tax ID#: 17-10-309-015-1052 & 17-10-309-015-1760

BEING the fee simple property which, by Deed in Trust dated June 2, 2006, and recorded in the Office of the Recorder of Deeds of the County of Cook, Illinois, as Document No. 0515944114, was granted and conveyed by FROILAN G. YABES and CECILIA R. YABES unto THE YABES FAMILY REVOCABLE LIVING TRUST.