

# UNOFFICIAL COPY



This document prepared by (and after recording return to):  
 Name: Jean M. Ansay, Esq.  
 Firm/Company: O'Neil, Cannon, Hollman, DeJong & Laing S.C.  
 Address: 1329 W. Grand Avenue  
 Address 2: Suite 200  
 City, State, Zip: Port Washington, WI 53074  
 Phone: 262-284-3407

Doc#: 1616129006 Fee: \$46.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 06/09/2016 10:44 AM Pg: 1 of 5

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**WARRANTY DEED**  
 (Husband and Wife to Trust)

**THE GRANTORS** **Chester K. Bator and Janice P. Bator**, Husband and Wife, of the City of Port Washington, County of Ozaukee, State of Wisconsin for valuable consideration of zero dollars (\$0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby convey and warrant unto Chester K. Bator and Janice P. Bator, whose address is 622 N. Powers Street, Port Washington, WI 53074, as Trustees of **Chester K. Bator and Janice Bator Revocable Trust w/d/d March 2, 2016**, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the City of Park Ridge, County of Cook, State of Illinois, to-wit:

- SEE ADDENDUM ATTACHED -

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

Permanent Real Estate Index Number: 09-34-102-045-1174 and 09-34-102-045-1604  
 Address: Unit 2H, 300 Thames, Park Ridge, Illinois 60068

Prior instrument reference: Book 1009, Page 0289, Document No. 20210146, of the Recorder of Cook County, Illinois.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 5 day of April, 2016.

24

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WITNESS Grantor(s) hand(s) this the 5 day of APRIL, 2016.

*Chester K. Bator*  
Grantor

Chester K. Bator

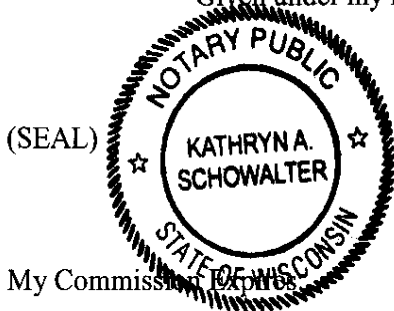
*Janice P. Bator*  
Grantor

Janice P. Bator

STATE OF WISCONSIN )  
 ) SS.  
COUNTY OF OZAUCHEE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Chester K. Bator and Janice P. Bator, husband and wife** personally known to me to be the same person(s) whose name is/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.

Given under my hand and notarial seal this the 5<sup>th</sup> day of April, 2016.



*Kathryn A. Schowalter*  
Notary Public

Kathryn A. Schowalter  
Print Name

My Commission Expires  
September 11, 2016



Affix: State of Illinois / \_\_\_\_\_ County Transfer Stamp

or

Exempt under provisions of Paragraph 3(e) Section 4, Real Estate Transfer Act

Date: APRIL 5, 2016

*Chester K. Bator*  
Signature of Buyer, Seller or Representative

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**Grantor(s) Name, Address, phone:**

Chester A. Bator and Janice P. Bator  
622 N. Powers Street  
Port Washington, WI 53074

**Grantee(s) Name, Address, phone:**

Chester A. Bator and Janice P. Bator, Trustee's  
of the Chester K. Bator and Janice Bator  
Revocable Trust u/a/d March 2, 2016  
622 N. Powers Street  
Port Washington , WI 53074

**SEND TAX STATEMENTS TO GRANTEE**

Property of Cook County Clerk's Office

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## EXHIBIT A

### Legal Description

UNIT NUMBER '6/2-H' AND GARAGE UNIT NUMBER '6-Z-6' IN BRISTOL COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS PARCEL):

PARCEL 1: ALL OF LOT 'A' IN SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF PARTS OF LOTS 8 AND 10 IN THE OWNER'S PARTITION OF LOTS 30, 31, 32 AND 33 IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1966 AS DOCUMENT NUMBER 19852990 PARCEL 2: ALL OF 1ST ADDITION TO SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF LOT 5 (INCLUDING THAT PART THEREOF FALLING IN LOT 1 OF DE CANINI RESUBDIVISION AS RECORDED ON NOVEMBER 7, 1963 AS DOCUMENT NUMBER 189649430) AND LOT 7, EXCEPT THE WEST 327.60 FEET THEREOF, IN OWNER'S PARTITION OF LOTS 30, 31, 32 AND 33 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 22699774, AND AS AMENDED BY DOCUMENT NUMBER 24394152, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 09-34-102-045-1174 and 09-34-102-045-1604  
Address: Unit 2H 300 Thames, Park Ridge, IL 60068

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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 and hold title to real estate under the laws of the State of Illinois.

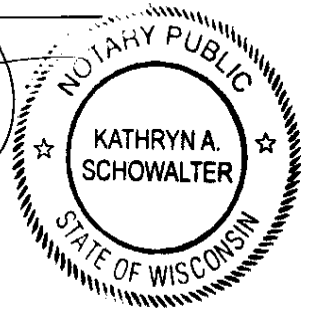
Dated: April 26, 2016

Signature of Grantor or Agent: *Jan G. [Signature]*

Subscribed and sworn to before me this 26<sup>th</sup> day of April, 2016.

*Kathryn A. Schowalter*  
Notary Public

*my commission expires 9-11-2016*



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: April 26, 2016

Signature of Grantor or Agent: *Jan G. [Signature]*

Subscribed and sworn to before me this 26<sup>th</sup> day of April, 2016.

*Kathryn A. Schowalter*  
Notary Public

*my commission expires: 9-11-2016*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]