

UNOFFICIAL COPY

This Instrument prepared by:

Keil M. Larson
Attorney at Law
35 East Wacker Drive
Suite 650
Chicago, Illinois 60601

And after recording return to:

Keil M. Larson
Attorney at Law
35 East Wacker Drive
Suite 650
Chicago, Illinois 60601



Doc#: 1621744043 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/04/2016 02:37 PM Pg: 1 of 4

WARRANTY DEED

THIS WARRANTY DEED is made as of this 9th day of April, 2016, between Jozefa Sibiga, an unmarried woman residing in Aurora Illinois ("Grantor"), and Robert Szabo ("Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, warrant, bargain, sell, alien, convey and confirm unto Grantee all her interests in that tract or parcel of land described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property").

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple; subject only to (1) real estate taxes for the year 2015 and subsequent years, a lien not yet due and payable, (2) matters done or suffered by Grantee or its agents and (3) covenants, conditions, and restrictions of record.



[SIGNATURE PAGES FOLLOW]

REAL ESTATE TRANSFER TAX

04-Aug-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

Bm

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed the day and year first above written.

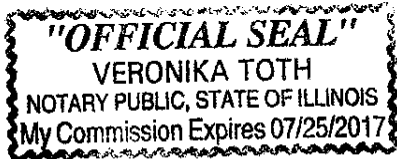
Jozefa Sibiga

Jozefa Sibiga

STATE OF ILLINOIS)
)SS.
COUNTY OF KANE)

I, VERONIKA TOTH, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jozefa Sibiga is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 9th day of ~~March~~ ^{APRIL} 2016



Veronika Toth
Notary Public

SEND SUBSEQUENT TAX BILLS TO:

Robert Szabo
8977 Chestnut Avenue
River Grove, Illinois 60171

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EXHIBIT A

LEGAL DESCRIPTION OF LAND

All that certain parcel of land situated in the County of Cook and State of Illinois being known as Lot 5 in Henry J. Schmidt's Resubdivision of Lots 1, 2, 3, 4, 34, and 35 in the Subdivision of Block 41 in River Park Subdivision, a Subdivision in the Northeast $\frac{1}{4}$ of Section 27, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 8977 Chestnut Avenue, River Grove, Illinois 60171

Having Permanent index number: 12-27-221-057-0000

Property of Cook County Clerk's Office

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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: 08 | 03 | 20 16

SIGNATURE: [Signature]
GRANTOR or AGENT

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:

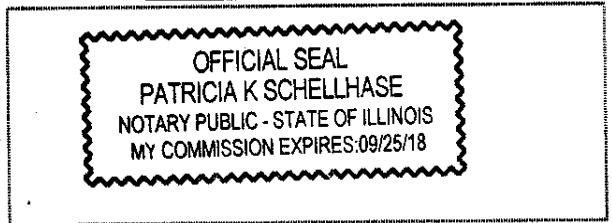
By the said (Name of Grantor): Neil Larson

On this date of: 08 | 03 | 20 16

NOTARY SIGNATURE: Patricia K Schellhase

Patricia K Schellhase

AFFIX NOTARY STAMP BELOW



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: 08 | 03 | 20 16

SIGNATURE: [Signature]
GRANTEE or AGENT

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:

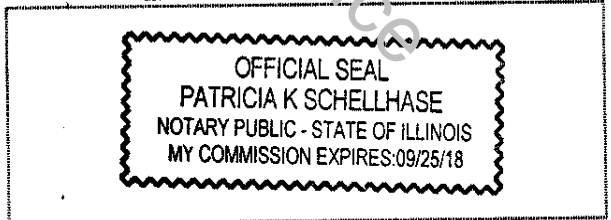
By the said (Name of Grantee): Neil Larson

On this date of: 08 | 03 | 20 16

NOTARY SIGNATURE: Patricia K Schellhase

Patricia K Schellhase

AFFIX NOTARY STAMP BELOW



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)**)