

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)
(Individual to Individual)

THE GRANTORS, SUSAN G. ANDERSON and KENNETH E. KENDZORA, husband and wife, as tenants by the entirety, of Chicago, County of Cook, State of Illinois for and in consideration of Ten & no/100 (\$10.00) DOLLARS, in hand paid, CONVEYS and WARRANTS TO, SUSAN G. ANDERSON as Trustee of the SUSAN G. ANDERSON FAMILY TRUST, u/t/a/d September 27, 2016, an undivided one-half interest and TO KENNETH E. KENDZORA, an undivided one-half interest, each of Palatine, County of Cook, State of Illinois, as tenants in common and not as joint tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc# 1635613011 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2016 10:12 AM PG: 1 OF 3

(Above Space For Recorder's Use Only)

Parcel 1: Unit No. 203 in the Preserve of Palatine Condominiums, in Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey attached as Exhibit "C" to the Declaration of Condominium recorded June 5, 2006, as Document No. 0615634000, and as further amended from time to time, with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right of use of limited common elements known as Garage Space No. G-18, Garage Space No. G-19 and Storage Space No S-19.

Subject to Real Estate Taxes for the year 2016 and subsequent years, covenants, conditions and restrictions of record, the Declaration of Condominium, as amended from time to time, building line restrictions and private, public and utility easements, 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(s): 02-15-303-056-1003

Address(es) of Real Estate: 455 W. Wood Street, Unit-203, Palatine, IL 60067.

DATED this 27th day of September, 2016.

Susan G. Anderson (SEAL)
Susan G. Anderson

Kenneth E. Kendzora (SEAL)
Kenneth E. Kendzora

Property is exempt from taxation pursuant to paragraph (e) of 35 ILCS 200/31-45.

730

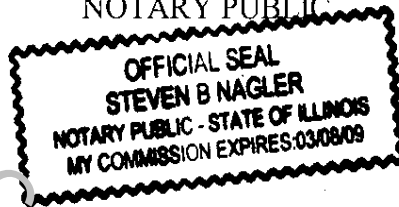
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STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SUSAN G. ANDERSON AND KENNETH E. KENDZORA, husband and wife as tenants by the entirety, 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.

Given under my hand and official seal, this 27TH day of September, 2016.

NOTARY PUBLIC



My Commission Expires: 03/08/2017

Property of Cook County Clerk's Office

This instrument was prepared by:
Steven B. Nagler, 601 Skokie Blvd., Suite 504, Northbrook, IL 60062

Mail To:
~~Staci R. Rhoads~~ **STEVEN B NAGLER**
~~4100 N. Marine Drive~~ **601 SKOKIE BLVD**
~~Chicago, IL~~ **SUITE 504**
NORTHBROOK, IL
60062

Send Subsequent Tax Bills To:
~~Dmitry Ratmansky~~ **SUSAN G. ANDERSON, TEE &**
~~2020 Lincoln Park West, Unit 18L~~ **KENNETH KENDZORA**
~~Chicago, IL 60614~~
455 WOOD ST.
DPT 203
ROSEMONT, IL 60067

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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: 9 | 2 | 2016

SIGNATURE: [Signature]
GRANTOR or AGENT

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

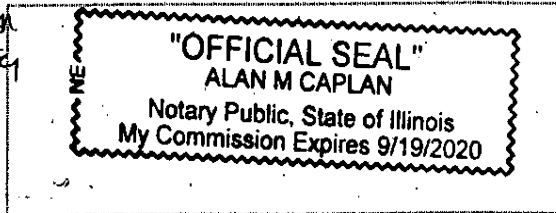
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): ERSON ANDERSON & KENNETH

On this date of: 9 | 2 | 20

NOTARY SIGNATURE: [Signature]

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: 9 | 2 | 2016

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): SEAN ANDERSON A

On this date of: 9 | 2 | 20

NOTARY SIGNATURE: [Signature]

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)**)