

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:
GREGORY CATRAMBONE
10555 W. CERMAK RD.
WESTCHESTER, IL 60154



Doc# 1636445024 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/29/2016 09:10 AM PG: 1 OF 3

NAME & ADDRESS OF TAXPAYER/GRANTEE:

GEORGE RAJDL
4413 FOREST AVE.
BROOKFIELD, IL 60513

THIS INDENTURE WITNESSETH,

That the Grantors, JOSEF RAJDL and MARCELLA RAJDL, husband and wife, for and in consideration of Ten and no/100 hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, convey and warrant unto: JOSEF RAJDL, MARCELLA RAJDL, and GEORGE RAJDL, as joint tenants, the following described real estate in to-wit:

That part of Lot 30 (except the West 33 feet thereof) in H.O. Stone and Company 5th Addition to Riverside Acres described as follows: Commencing at a point on the East line of Forest Avenue and the South line of 44th Place (33 feet East of the Northwest corner of Lot 30 aforesaid), thence South along the East line of Forest Avenue a distance of 44.25 feet for a point of beginning; thence continuing South along the East line of Forest Avenue a distance of 20.00 feet; thence North 89 degrees 38 minutes East, as measured from the East line of Forest Avenue, a distance of 60.46 feet; thence Northerly 90 degrees to the last described line 20.00 feet; thence Westerly 90 degrees to the last described line 60.33 feet to the point of beginning, being a subdivision of the South 507 feet of the North half of the Southwest quarter (except the East 16 rods thereof) of Section 2; also the South 33 rods of the East 48 rods of the Northeast quarter of the Southwest quarter (except railroad) of Section 2; thence also the South 507 feet of the East half of the Northeast quarter of the Southeast quarter of Section 3, all in Township 38 North, Range 12 East of the Third Principal Meridian, also designated as Parcel "F2" as per plat recorded in Cook County, Illinois

PIN: 18-03-411-022-0000

C/K/A: 4413 FOREST AVE., BROOKFIELD, IL 60513

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

TO HAVE AND TO HOLD said premises as joint tenants forever.

In Witness Whereof, the Grantors aforesaid have hereunto signed and delivered this instrument

this 29th day of December, 2016.

JOSEF RAJDL

MARCELLA RAJDL

Bm

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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 the grantors, JOSEF RAJDL and MARCELLA RAJDL, husband and wife, 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 this instrument was signed and delivered freely and voluntarily, 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 28th day of December, 2016

Gina Schramm
Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

DATE: December 28, 2016
Marcella Rajdl
MARCELLA RAJDL

THIS INSTRUMENT WAS PREPARED BY:
Law Office of Gregory Catrambone, P.C.
10555 W. Cermak Rd.
Westchester, Illinois 60154
708-562-1191

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: 12/28/2016

SIGNATURE: *Marcella Rajdl*

GRANTOR or AGENT

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

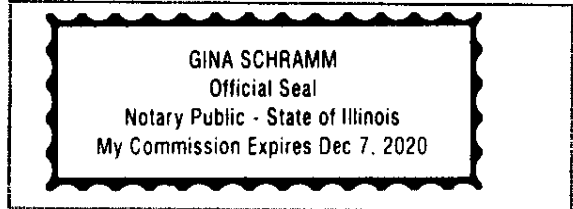
Subscribed and sworn to before me, Name of Notary Public: Gina Schramm

By the said (Name of Grantor): Marcella Rajdl

On this date of: 12/28/2016

NOTARY SIGNATURE: *Gina Schramm*

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: 12/28/2016

SIGNATURE: *Marcella Rajdl*

GRANTEE or AGENT

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

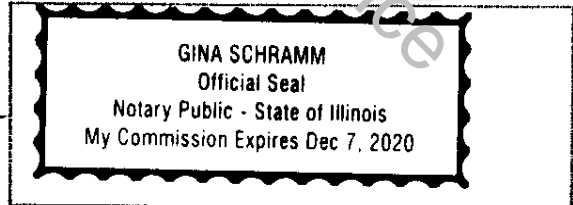
Subscribed and sworn to before me, Name of Notary Public: Gina Schramm

By the said (Name of Grantee): Marcella Rajdl

On this date of: 12/28/2016

NOTARY SIGNATURE: *Gina Schramm*

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)**)