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SPECIAL WARRANTY DEED

(Illinois)



Doc# 1700318071 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2017 01:24 PM PG: 1 OF 4

The Grantors, James W. Tricka and Elizabeth M. Tricka, husband and wife, tenants by the entirety, 249 Colony Court, Bloomingdale, Illinois 60108, for and in consideration of Ten and 00/100 Dollars (\$10.00), in hand paid, CONVEY to: the following: James W. Tricka and Elizabeth M. Tricka, joint Tenants, for a Fifty Percent (50%) share, of 249 Colony Court, Bloomingdale, Illinois, 60148, and Ruben Gonzales and Zilvija Gonzales, joint tenants, for a Fifty Percent (50%) share, as tenants in Common, of 21W310 Albrand Road, Lombard, Illinois 60148, for the described Real Estate situated in the County of Cook in the State of Illinois, to wit:

[see Exhibit A attached hereto and a part hereof for legal description]

Subject to: All taxes, assessments, easements, rights-of way, restrictions, conditions, covenants, encumbrances and easements whether of record, apparent, implied or created as a matter of law.

AND GRANTOR WARRANTS that it has not done or suffered to be done anything to affect title to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all acts of Grantor and of persons asserting claims through Grantor contrary to the foregoing limited and special warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED.

CCRD REVIEWER 

Permanent Index Number(s) (PIN): 15-02-111-057-0000

Address(es) or Real Estate: 1631 Clay Court, Melrose Park, Illinois 60160



DATED this ___ Day of November, 2016

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[signature page attached]

Exempt from tax under 35 ILCS 200/31-45(e).

Attorney for Grantee

Date: November 17th, 2016

[Signature Page]

James W. Tricka

Elizabeth M. Tricka

State of Illinois)

) ss.

County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James W. Tricka, Elizabeth M. Tricka, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of November, 2016.

Notary Public

Commission expires: 3-10-2019



UNOFFICIAL COPY~~EXHIBIT A~~**Legal Description**

LOT 392 IN WINSTON PARK UNIT NO. 2, BEING A SUBDIVISION OF SECTION 2 AND 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1956 AS DOCUMENT 16628779, IN COOK COUNTY, ILLINOIS.

Prepared by and Return to:

Alexander R. Domanskis

Boodell & Domanskis, LLC

1 North Franklin, #1200

Chicago, Illinois 60606

Send Tax Bills to:

James W. Tricka and Elizabeth M. Tricka

249 Colony Court

Bloomingdale, Illinois 60108

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: 01 | 03 | 20 17

SIGNATURE: *Ruby Barrios*
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:

Jaime Herrera

By the said (Name of Grantor): *Zilvija Gronzales*

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 3 | 20 17

NOTARY SIGNATURE: *Jaime Herrera*



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: 01 | 03 | 20 17

SIGNATURE: *Ruby Barrios*
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:

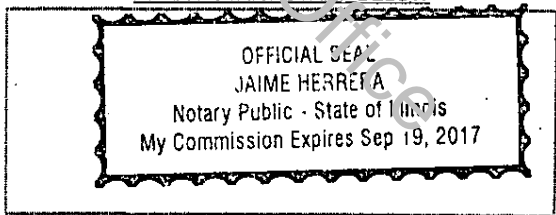
Jaime Herrera

By the said (Name of Grantee): *Zilvija Gronzales*

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 3 | 20 17

NOTARY SIGNATURE: *Jaime Herrera*



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)**)