

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (ILLINOIS)



\*1701042085D\*

Doc# 1701042085 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/10/2017 01:44 PM PG: 1 OF 3

**FIRST AMERICAN TITLE**  
**FILE #** 2823037

THE GRANTOR (seller), Unity Community Revitalization Corp., a domestic corporation, incorporated under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of 2901 S. Michigan Avenue Suite 608, Chicago, IL 60616, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Trustees of said corporation, CONVEY(S) and WARRANT(S) to the GRANTEE, MIROSLAW ZIAJA, of 33 W Sandpiper Ln, City of Lake Forest, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 25 IN BLOCK 1, IN FREDERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, BEING PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **25-20-306-025-0000**

Address(es) of Real Estate: **11559 S. THROOP, CHICAGO, ILLINOIS 60643**

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SUBJECT TO: covenants, conditions, and restrictions of record, public and utility easements; and General Taxes for 2016 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his/her/their heirs and assigns forever.

THIS IS NOT HOMESTEAD PROPERTY.

REAL ESTATE TRANSFER TAX	04-Jan-2017
	<b>CHICAGO:</b> 476.25
	<b>CTA:</b> 190.50
	<b>TOTAL:</b> 666.75*

25-20-306-025-0000 | 20161201697267 | 0-500-974-784

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	04-Jan-2017
	<b>COUNTY:</b> 0.00
	<b>ILLINOIS:</b> 0.00
	<b>TOTAL:</b> 0.00

25-20-306-025-0000 | 20161201697267 | 0-944-669-888

SPS  
366  
SC  
INT

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, by its President, and attested by its Secretary, this 28 day of December, 2016.

Unity Community Revitalization Corp.

By: [Signature]  
Marc Wells  
Its President

Attest: [Signature]  
Its Secretary

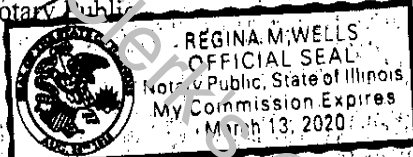
State of Illinois )  
                          ) ss. )  
County of Cook

I, the undersigned, a Notary Public in and for said County of Cook and in the State of Illinois, DO HEREBY CERTIFY that MARC WELLS, personally known to me to be the President of UNITY COMMUNITY REVITALIZATION CORP., and MARC WELLS, personally known to me to be the Secretary of said corporation, and 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 as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Trustees of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of December, 2016.

Commission expires 3/13/20

This instrument was prepared by:  
Cotter Bowen Law Firm, LLC  
4544 W. 103<sup>rd</sup> Street, Suite 102  
Oak Lawn, Illinois 60453  
By: Katie Bowen

[Signature]  
Notary Public  


EXEMPT UNDER PROVISIONS OF  
PARAGRAPH 6 SECTION 4  
REAL ESTATE TRANSFER ACT, and paragraph B  
DATE 12-28-16 of Section 3-33-060  
[Signature] of City of Chicago  
Buyer, Seller or Representative Municipal Code.

MAIL TO:  
Joseph A Lazara  
7246 W. Tarry Ave  
Chicago IL 60631

SEND SUBSEQUENT TAX BILLS TO:  
Miroslaw Ziaja  
11559 S. Throop  
Chicago IL 60643

Recorder's Office Box No: \_\_\_\_\_

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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: 1 | 3 | 20 | 17

SIGNATURE: \_\_\_\_\_

*[Handwritten Signature]*  
GRANTOR or AGENT

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

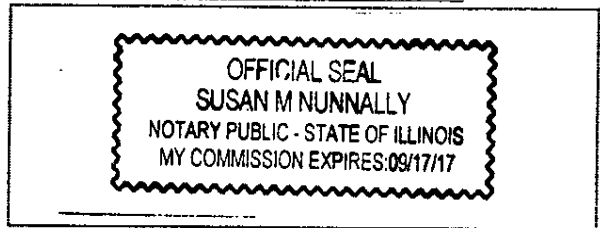
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): apt

On this date of: 1 | 3 | 20 | 17

NOTARY SIGNATURE: Susan M Nunnally

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: 1 | 3 | 20 | 17

SIGNATURE: \_\_\_\_\_

*[Handwritten Signature]*  
GRANTEE or AGENT

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

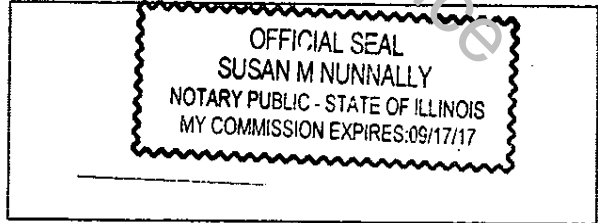
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): apt

On this date of: 1 | 3 | 20 | 17

NOTARY SIGNATURE: Susan M Nunnally

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)