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1704613066D

Doc# 1704613066 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2017 02:06 PM PG: 1 OF 5

WARRANTY DEED Illinois statutory

THE GRANTOR, JACK W. SWANEY, a married person, of the County of Platte, Platte City State of Missouri for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

JACK W. SWANEY, as Trustee of the JACK W. SWANEY Trust dated January 20, 2012

(GRANTEE'S ADDRESS is 34 Hillcrest Drive, Platte City, Missouri 64079) all of Grantor's interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Unit 2.3 in THE GARDEN VIEW CONDOMINIUMS on a survey of the following described real estate:

LOTS 1 AND 2 IN BUCHOLZ SUBDIVISION OF LOT 37 IN BOWMANVILLE, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY ROCKWELL DEVELOPMENT LLC, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0311310070 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-11, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT 0311310070.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN."

"THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

COMMON ADDRESS:

4867 N. ROCKWELL, UNIT 2.3, CHICAGO, ILLINOIS, 60625 ✓

P.I.N.:

13-12-419-001-0000 ✓

CCRD REVIEWER

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THIS IS NOT HOMESTEAD PROPERTY:

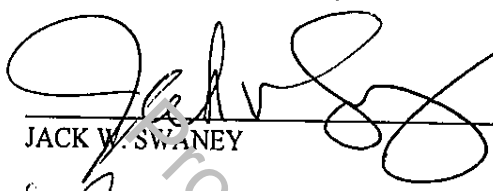
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: easements, covenants, conditions and restrictions of record, if any, general real estate taxes for 2011 and subsequent years.

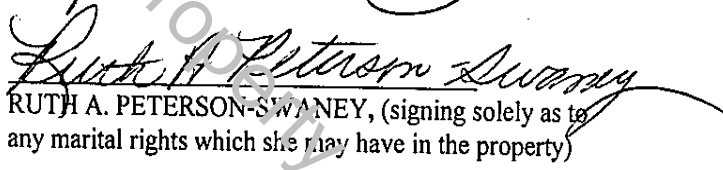
Permanent Real Estate Index number: 13-12-419-001-0000 ✓

Address of Real Estate: 4867 N. ROCKWELL, UNIT 2.3, CHICAGO, ILLINOIS, 60625 ✓

Dated this 23 Day of AUG, 2013



JACK W. SWANEY



RUTH A. PETERSON-SWANEY, (signing solely as to any marital rights which she may have in the property)

STATE OF MISSOURI)
) ss.
COUNTY OF Platte)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

**JACK W. SWANEY, a married person and
RUTH A. PETERSON-SWANEY, a married person**

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 23 day of August, 2013.



BETTY PARROTT
My Commission Expires
November 9, 2016
Platte County
Commission #12675841



NOTARY PUBLIC


Prepared By: Stephen J. Bahr ✓
DYSART TAYLOR COTTER McMONIGLE & MONTEMORE, P.C.
4420 Madison Ave.
Kansas City, Missouri 64111

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Mail To: Stephen J. Bahr
 DYSART TAYLOR COTTER McMONIGLE & MONTEMORE, P.C.
 4420 Madison Ave.
 Kansas City, Missouri 64111



Name & Address of Taxpayer:

Jack W. Swaney
 34 Hillcrest Drive
 Platte City, Missouri 64079

REAL ESTATE TRANSFER TAX	14-Feb-2017
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-12-419-001-0000 | 20170201610390 | 2-014-307-008

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

REAL ESTATE TRANSFER TAX	15-Feb-2017
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-12-419-001-0000 | 20170201610390 | 0-847-680-192

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 1 8 2017

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): Jack W. Swaney

On this date of: 2 1 8 2017

NOTARY SIGNATURE: Heather Birt

AFFIX NOTARY STAMP BELOW

HEATHER BIRT
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Apr. 14, 2020
Commission # 11416463

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 1 8 2017

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): Jack W. Swaney Trust dtd 1/20/12

On this date of: 2 1 8 2017

NOTARY SIGNATURE: Heather Birt

AFFIX NOTARY STAMP BELOW

HEATHER BIRT
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Apr. 14, 2020
Commission # 11416463

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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I David Swaney, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Warranty Deed

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Jack W. Swaney

(print name(s) of executor/grantor)

Ruth A. Peterson-Swaney (spousal consent)

(print name(s) of executor/grantee)

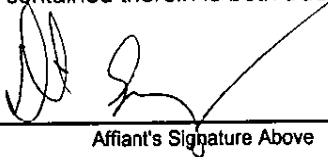
for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Trustee of the Jack W. Swaney Trust dated January 20, 2012

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.



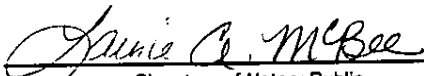
Affiant's Signature Above

Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

Jan 16, 2017

Date Document Subscribed & Sworn Before Me



Signature of Notary Public

LAURIE A. McBEE
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Oct. 19, 2019
Commission # 11444892

SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverage page. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.