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Doc# 1800529065 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/05/2018 12:18 PM PG: 1 OF 3

SPECIAL WARRANTY DEED

ILLINOIS STATUTORY

THE GRANTOR, CECILIA WOLSKI, widow and Independent Executor of the Estate of deceased life-holding spouse, LEONARD SATAS, of the Town of Cicero, County of Cook, State of Illinois for and in consideration of TEN DOLLARS [\$10.00] in hand paid, CONVEYS and WARRANTS to GRANTEES, TOMAS SATAS and EDYTA SATAS, husband and wife, not as joint tenants, but as tenants by the entirety, of 3331 Wenonah Avenue, Berwyn, Cook County, Illinois, 60402 all interest in the following described Real Estate situated in the Cook County in the State of Illinois, to wit:

LOTS 30 AND 31 IN BLOCK 34 IN ANDREW'S AND PIPER'S 2ND ADDITION TO BERWYN IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO IF ANY:

Covenants, conditions and restrictions of record; private and utility easements and roads and highways; party wall rights and agreements; general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new of addition improvements during the years.

Permanent Real Estate Index Number: 16-31-123-009-0000

Address of Real Estate: 3331 Wenonah Avenue, Berwyn, Cook County, Illinois 60402

THIS IS NOT A HOMESTEAD PROPERTY AS TO THE GRANTEE NAMED HEREIN.

Dated this 28 day of DECEMBER, 2017.

CECILIA WOLSKI

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 7 OF THE BERWYN CITY
CODE SEC 888.08 AS A REAL ESTATE
TRANSACTION
DATE 1-05-18 TELLER

**THIS IS AN EXEMPT TRANSFER UNDER THE PROVISIONS OF
PARAGRAPH E SECTION 31-45 REAL ESTATE TRANSFER TAX ACT.**


BM

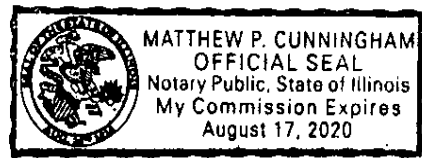
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CECILIA WOLSKI, widow and Independent Executor of the Estate of deceased title-holding spouse, LEONARD SATAS, is personally known to me to be the same person whose name is 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 28 day of DECEMBER, 2017

 (Notary Public)



Prepared By:
CUNNINGHAM LAW GROUP PC
1111 CHICAGO AVENUE, STE 224
OAK PARK, ILLINOIS 60302

**Mail To AND
Name & Address of Taxpayer:**

TOMAS SATAS & EDYTA SATAS
3331 WENONAH AVENUE
BERWYN, ILLINOIS 60402

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 | 2017

SIGNATURE: *Kathleen*
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:

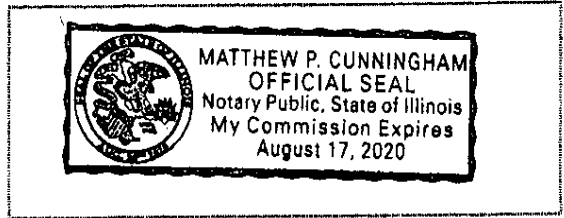
MATTHEW P. CUNNINGHAM

By the said (Name of Grantor): Cecilia Waski

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 28 | 2017

NOTARY SIGNATURE: *Matthew P. Cunningham*



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 | 2017

SIGNATURE: *Kathleen*
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:

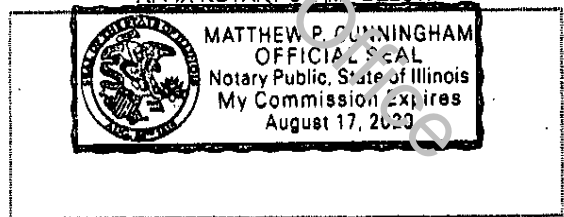
MATTHEW P. CUNNINGHAM

By the said (Name of Grantee): TOMAS SATAS
EDUITA SATAS

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 28 | 2017

NOTARY SIGNATURE: *Matthew P. Cunningham*



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)