

UNOFFICIAL COPY



Doc# 1827144057 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/28/2018 01:12 PM PG: 1 OF 4

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 570 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

After Recording, Return To:

*Inspire Closing Services
420 Rowser Rd Ste 500
Moon Township, PA 15108*

File No. 218650

Mail Tax Statements To: Lindsay Rogers, 2507 CLINTON AVE, BERWYN, IL 60402

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16-30-115-003-0000

GENERAL WARRANTY DEED

18257-25
Lindsay Rogers, married who acquired title as Lindsay Stupar as a single woman, hereinafter grantor, whose tax-mailing address is 2507 CLINTON AVE, BERWYN, IL 60402, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to Lindsay Rogers, a married woman, hereinafter grantee, whose tax mailing address is 2507 CLINTON AVE, BERWYN, IL 60402, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: 1319655119, Recorded on 07/15/2013

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH D OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION.
DATE 9-25-18 TELLER R

CCRD REVIEW *[Signature]*
4

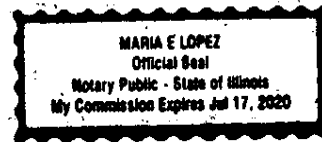
UNOFFICIAL COPY

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 8-9., 2018:

Lindsay Rogers
Lindsay Rogers



STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 9 August, 2018 by Lindsay Rogers who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Maria E Lopez
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 9/19/18

Max J. Cappugliese
Buyer, Seller or Representative

UNOFFICIAL COPY

EXHIBIT A (LEGAL DESCRIPTION)

All that certain property situate in Cook County, Illinois, to wit:

THE NORTH 13 FEET OF LOT 52 AND THE SOUTH 20 FEET OF LOT 53 IN NEPIL AND SERHANT'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 41 ACRES THEREOF) LYING SOUTH OF RIVERSIDE PARKWAY, OF SECTION, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS 2507 CLINTON AVE, BERWYN, IL 60402

Property of Cook County Clerk's Office

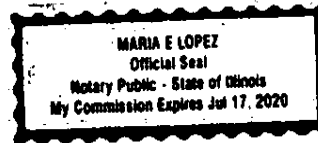
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 August 8th, 2018

Lindsay Rogers
Signature of Grantor or Agent



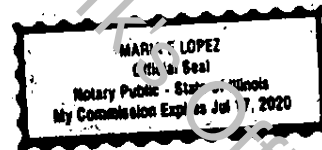
Subscribed and sworn to before
Me by the said Grantor
this 9 day of August,
2018.

NOTARY PUBLIC Maria E. Lopez

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 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.

Date August 8th, 2018

Lindsay Rogers
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Grantee
This 9 day of August,
2018.

NOTARY PUBLIC Maria E. Lopez

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)