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19122130480

WARRANTY DEED
ILLINOIS STATUTORY

Doc# 1912213048 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/02/2019 11:36 AM PG: 1 OF 4

MAIL TO:

John M. Kennelly
KENNELLY & ASSOCIATES
137 N. Oak Park Avenue, Suite 329
Oak Park, IL 60301

GRANTOR(S), **THOMAS C. KOVAC**, a single man of the Village of Forest Park, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), **THOMAS C. KOVAC, as Trustee of the Thomas C. Kovac Revocable Living Trust** the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: Existing mortgage, general and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 15-12-409-004-0000

Property Address: 7432 Franklin, Forest Park, IL 60130

DATED this 30th day of April, 2019

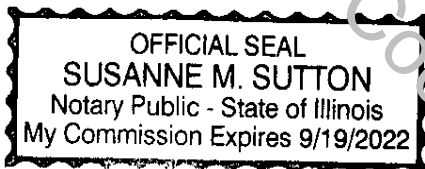
THOMAS C. KOVAC

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that **THOMAS C. KOVAC**, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed sealed and delivered said instrument as his free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 30th day of April, 2019.



Susanne Sutton
(SEAL)

COUNTY – ILLINOIS TRANSFER STAMPS

Exempt Under Provision of

35 ILCS 200/31-45 (e)

Real Estate Transfer Act

Date: 04/30/2019

Signature: [Handwritten Signature]

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 7655
KYR 5/11/19
Approved/Date
EXEMPT

REAL ESTATE TRANSFER TAX		02-May-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
TOTAL:		0.00
15-12-409-004-0000 20190401660862 2 075-355-040		

This document prepared by:

John M. Kennelly
137 N. Oak Park Avenue, Suite 329
Oak Park, IL 60301
708-848-1111

Send future tax bills to:

Thomas C. Kovac
7432 Franklin
Forest Park, IL 60130

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LEGAL DESCRIPTION

Lot 7 in Block 1 in the subdivision by the Chicago and Northwestern Railway Company of part of the Reservation for Railroad purposes as shown on the plat of Railroad Addition to the Town of Harlem in the Southeast $\frac{1}{4}$ of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 15-12-409-004-0000

COMMONLY KNOWN AS: 7431 Franklin, Forest Park, IL 60130

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: 04 | 30 | 2019

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:

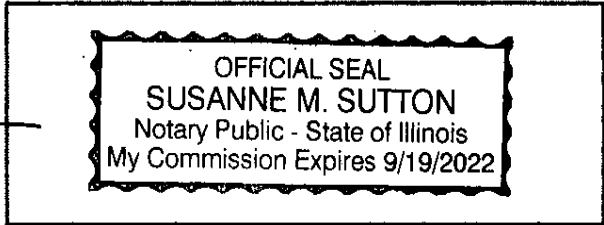
Susanne M. Sutton

By the said (Name of Grantor): Thomas C. Kovac

AFFIX NOTARY STAMP BELOW

On this date of: 04 | 30 | 2019

NOTARY SIGNATURE: [Signature]



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: 04 | 30 | 2019

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:

Susanne M. Sutton

By the said (Name of Grantee): Thomas C. Kovac

AFFIX NOTARY STAMP BELOW

On this date of: 04 | 30 | 2019

NOTARY SIGNATURE: [Signature]



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)**)