

UNOFFICIAL COPY

Doc#: 2032762027 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/24/2020 09:55 AM Pg: 1 of 3

Dec ID 20201001644203
ST/CO Stamp 1-133-769-696

When Recorded Mail To:

Dainius R. Dumbrys
Boodell & Domanskis, LLC
1 North Franklin Street, #1200
Chicago, Illinois 60606

FIRST AMERICAN TITLE
FILE # 3067000

Account

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S
USE ONLY

SPECIAL WARRANTY DEED

THE GRANTORS, LINAS F. KASPERAS AND GEORGIA KASPERAS, HUSBAND AND WIFE, OF 53 RUFFLED FEATHERS DRIVE, LEMONT, IL 60439, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANT, BARGAIN and SELL to Linas F. Kasperas and Georgia Kasperas, husband and wife, as Tenants by the Entirety, of 53 Ruffled Feathers Drive, Lemont, IL 60439 ("*Grantees*"), the following described real estate (the "*Real Estate*") situated in the County of Cook and State of Illinois, to wit:

Parcel 1

LOT #35 IN RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH ½ OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS P AND R AS CREATED BY THE PLAT OF SUBDIVISION.

Address of property: 53 Ruffled Feathers Drive, Lemont IL 60439
P. I. N.: 22-27-406-006-0000

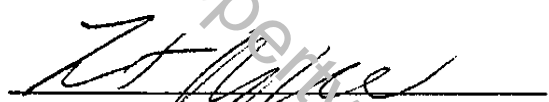
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said

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Grantor either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances.

And the Grantor does covenant, promise and agree, to and with the Grantee, (his/her/their) heirs and assigns, that he/she/they has/have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under (him/her/them), WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said Grantors have executed this special warranty deed this 17th day of September 2020.

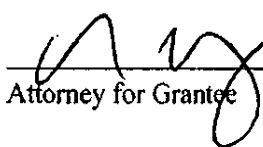


Linas F. Kasperas



Georgia Kasperas

Exempt from tax under 35 ILCS 200/31-45(e).



Attorney for Grantee

Date: September 17, 2020

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Linas F. Kasperas and Georgia Kasperas, both


IMPRESS
SEAL
HERE

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.

Given under my hand and official seal, this 17th day of September 2020



Commission expires October 31, 2020



NOTARY PUBLIC

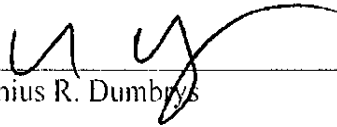
This instrument was prepared by: Dainius R. Dumbrys, Boodell & Domanskis, LLC, 1 North Franklin Street, #1200, Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:
LINAS AND GEORGIA KASPERAS
53 RUFFLED FEATHERS DRIVE
LEMONT, IL 60439

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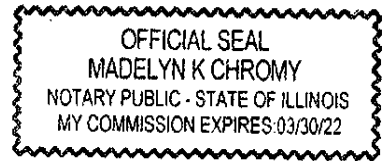
STATEMENT BY GRANTOR AND GRANTEE

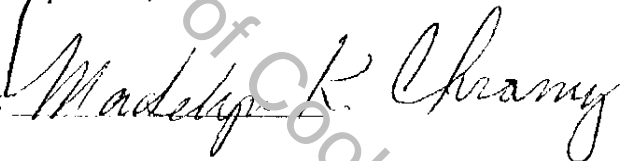
The GRANTOR or his/her agent affirms that, to the best of his/her knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.


Dainius R. Dumbrys

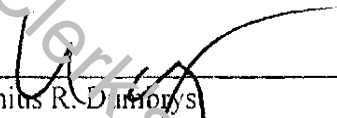
Dated: September 17, 2020

Subscribed and sworn to before me
by the said Dainius R. Dumbrys
this 17th day of September, 2020



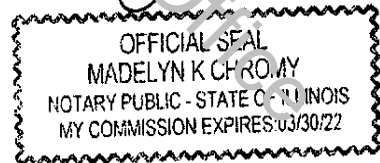
Notary Public: 

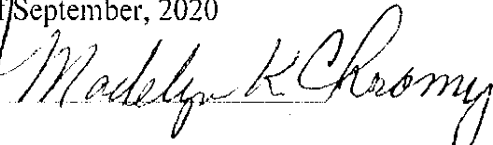
The GRANTEE or his/her agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.


Dainius R. Dumbrys

Dated: September 17, 2020

Subscribed and sworn to before me
by the said Dainius R. Dumbrys
this 17th day of September, 2020



Notary Public: 

Note: 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 a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under the provisions of Section 4 of Illinois Real Estate Transfer Tax Act.]