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6.12.01 15:00 Page 1 of 2
2001-07-13 10:14:29
Cook County Recorder 23.50



WARRANTY DEED
JOINT TENANCY
ILLINOIS STATUTORY

154137 (1)
MAIL TO:
Rocio Moreno, Esq.
3501 E. 106th St. Ste. 200
Chicago, Illinois 60617

NAME & ADDRESS OF TAXPAYER:

Ivan Quiroz and Maria Garcia
11538 S. Front St.
Chicago, Illinois 60628

THE GRANTOR **Octavio Velasquez, married to Berenice Velasquez** of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, **CONVEYS and WARRANT to Ivan Quiroz, a single never married man, and Maria Garcia, a single never married woman**, both of 124 E. Kensington, Chicago, Illinois 60628, not as Tenants in Common or Tenants by the Entirety, but as **JOINT TENANTS**, all interest in the following described Real Estate situated in the County of in the State of Illinois, to wit:
SEE ATTACHED SHEET


3
2
MR

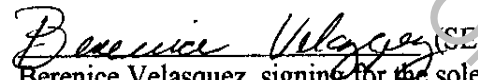
SUBJECT TO: Year 2000 2nd installment general real estate taxes not yet due and payable at closing and subsequent years; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE & TO HOLD** said premises not as Joint Tenants or Tenants by the Entirety, but as **JOINT TENANTS** forever.

STEWART TITLE COMPANY
2 N. LASALLE STREET
SUITE 1920
CHICAGO, IL 60602

Permanent Real Estate Index Number: ~~26-31-402-031-0000~~ 25-22-303-094
Property Address: 11538 S. Front Street, Chicago, Illinois 60628
DATED this 31st day of MAY, 2001

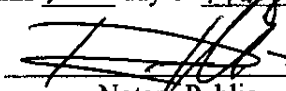
 (SEAL)
Octavio Velasquez

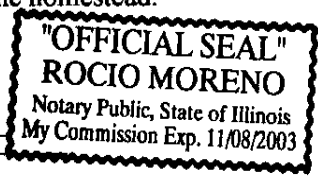
 (SEAL)
Berenice Velasquez, signing for the sole purpose of waiving homestead

STATE OF ILLINOIS SS:
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Octavio Velasquez and Berenice Velasquez personally known to me to be the same person 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 the homestead.

* HIS WIFE
Given under my hand and notarial seal, this 31st day of May, 2001.


Notary Public



PREPARED by: ROCIO MORENO, Esq., 3501 E. 106th Street, Suite 200, Chicago, Illinois 60617


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Property of Cook County Clerk's Office


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- LEGAL DESCRIPTION


THE SOUTH 36 FEET, AS MEASURED ON THE WEST LINE OF THAT PART OF THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 22, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 4 CHAINS 80 LINKS SOUTH OF THE NORTHWEST CORNER THEREOF; RUNNING THENCE ON THE WEST LINE OF SAID SOUTHEAST FRACTIONAL 1/4, 1 CHAIN 50 LINKS; THENCE EAST TO THE WEST LINE OF ILLINOIS CENTRAL RAILROAD RIGHT OF WAY; THENCE ALONG SAID WEST LINE IN THE NORTHEASTERLY DIRECTION TO A POINT 4 CHAINS 80 LINKS SOUTH OF THE NORTH LINE OF SAID SOUTHEAST FRACTIONAL 1/4 AND THENCE WEST TO PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

COOK COUNTY
REAL ESTATE TRANSACTION TAX

 JUN. 14. 01
REVENUE STAMP

REAL ESTATE TRANSFER TAX
 0003250
 FP326670

STATE OF ILLINOIS
STATE TAX

 JUN. 14. 01
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 00065.00
 FP326660

CITY OF CHICAGO
CITY TAX

 JUL. - 6. 01
REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 00487.50
 FP 102807

Cook County Clerk's Office