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Cook County Recorder 25.50



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
JOINT TENANTS

Property of Cook County Clerk's Office

3 ID

THE GRANTOR(S), Juan Valencia and Carmen Valencia, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Gabriel Ferreira and Cesar Ferreira, not as tenants in common, but as joint tenants, (GRANTEE'S ADDRESS) 5429 South Christiana Avenue, Chicago, Illinois 60632 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 31 IN BLOCK 6 IN GARFIELD MANOR, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies, special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, mortgage or trust deed specified below

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

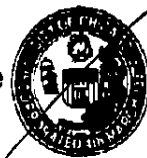
Permanent Real Estate Index Number(s): 19-11-422-010-0000
Address(es) of Real Estate: 5429 South Christiana, Chicago, Illinois 60632

Dated this 7 day of Dec, 01

x Juan Valencia
Juan Valencia

x Carmen Valencia
Carmen Valencia

City of Chicago
Dept. of Revenue
267326



Real Estate
Transfer Stamp
\$1,650.00

12/12/2001 14:52 Batch 03521 46

FIRST AMERICAN TITLE
ORDER NUMBER 019722262
1062

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Juan Valencia and Carmen Valencia, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, personally known to me to be the same person(s) whose name(s) 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 homestead.

Given under my hand and official seal, this 7 day of Dec, 01



Valerie L Gerlach (Notary Public)



Prepared By: Jesus Perez
4111 South Richmond Avenue
Chicago, Illinois 60632

Mail To:

Mr. Jaime Barragan
4121 West 26th Street
Chicago, Illinois 60623

Name & Address of Taxpayer:

Gabriel Ferreira and Cesar Ferreira
5429 South Christiana
Chicago, Illinois 60632

2001
RECEIVED
STATE OF ILLINOIS
DEPARTMENT OF REVENUE
CHICAGO, ILLINOIS 60601

34 000
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STATE OF ILLINOIS
DEPARTMENT OF REVENUE
CHICAGO, ILLINOIS 60601



FIRST AMERICAN TITLE INSURANCE COMPANY

ESCROW DISBURSEMENT AGREEMENT

To: FIRST AMERICAN TITLE INSURANCE COMPANY (FATIC)

Re: FATIC No.: AC9722262

Date: 12-7-01

Property Address: 5429 S. CHRISTIANA AVENUE CHICAGO, IL 60632

1. The undersigned seller(s) and buyer(s) hereby direct you to make disbursements for the subject transaction pursuant to the attached closing statement
2. The undersigned buyer(s) direct you to make such disbursements only when you are in a position to issue your ALTA owners title insurance policy insuring the fee simple title of the buyer(s) subject only to the following:
 - A. General Real Estate Taxes for the Year(s) 2000 & 2001 and subsequent years with the BOTH installment of 2000 taxes paid.
 - B. The Schedule B exceptions numbered _____
 - C. The mortgage made by the buyer(s) as a part of this transaction.
 - D. Acts done or suffered by or judgments, if any, against the buyer(s).
 - E. The following additional matters: _____
3. Interest income or other benefits, if any, earned or derived from the funds deposited shall belong to First American Title Insurance Company. First American Title Insurance Company may deposit all funds received hereunder to one or more of its general accounts. First American Title Insurance Company shall be under no duty to invest or reinvest any funds, at any time, held by it pursuant to the terms of this agreement.
4. The buyer(s) and seller(s) herein acknowledge that First American Title Insurance Company represents them as a disbursing agent only, and is not a substitute for qualified legal counsel.
5. Your fee of \$ 335.00 for this service is to be paid \$ 0 by seller and \$ 335.00 by buyer.

Gabriel Ferrer
BUYER

X Juan Valencia
SELLER

[Signature]
BUYER

X Carmen Valencia
SELLER

[Signature]
CLOSING OFFICER