

UNOFFICIAL COPY

0020509871

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2002-05-03 13:02:29

Cook County Recorder 25.50

451B

WARRANTY DEED



0020509871

THIS AGREEMENT made this 4th day of August, 2000, between WILLIAM J. O'DONOVAN, JR, a married man, of the Village of Kildeer, County of Lake, State of Illinois, and RAMON ZEPEDA, 3264 W. Armitage, Chicago, Illinois, 60647, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 12 in Block 11 in C.N. Shipman, W.A. Bill and N.A. Merrill's Subdivision of the East 1/2 of the Northeast 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index Number: 13-35-234-032-0000

Commonly Known As: 3264 W. Armitage, Chicago, Illinois

This is not homestead property for the spouse of William O'Donovan Jr.

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part; his heirs and assigns forever.

This document is recorded for the purpose of correcting the name of the Grantor mistakenly stated as Shoreline Tax Investments, Inc. in the previous Special Warranty Deed Recorded as number 0010026963, on January 10, 2001.

Exempt under Real Estate Transfer Tax Act Sec. 4

Par. 5 & Cook County Ord. 95104 Par. 5

Date 5.2.02 Sign. [Signature]

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has 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 same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

THIS IS NOT HOMESTEAD PROPERTY.

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 4th of August, 2000.

William J. O'Donovan Jr.
WILLIAM J. O'DONOVAN, JR.

State of Illinois)
) ss
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William J. O'Donovan, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this August 4, 2000.



Commission Expires

[Signature]
NOTARY PUBLIC

This instrument was prepared by Timothy T. Balin, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To:

BERTRIZ BETANCOURT
2651 N. MILWAUKEE
CHICAGO, IL 60647

Ramon Zapata
3264 W. Armitage
CHICAGO, IL 60647

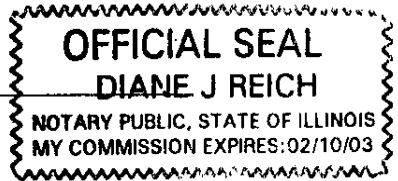
Notary Public, State of Illinois
My Commission Expires 1/2/2005

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 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 real estate under the laws of the State of Illinois.

Dated: 5-2, 20 02 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said 2nd this day of
May, 2002
Notary Public [Signature]



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 acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire real estate under the laws of the State of Illinois.

Dated: 5-2, 2002 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said 2nd this day of
May, 2002
Notary Public [Signature]



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 of a Class A misdemeanor for subsequent offenses.

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