

UNOFFICIAL COPY

0030022310

4376 0456 18 001 Page 1 of 2
2003-01-06 12:01:03
Cook County Recorder 26.00

WARRANTY DEED
JOINT TENANCY
Statutory (Illinois)
(Individual to Individual)



GRANTOR, Hood Development,
L.L.C., an Illinois Limited Liability
Company, of City of Chicago,
County of Cook,
State of Illinois, for
and in consideration of
Ten and no/100 (\$10.00),
CONVEY and WARRANT to

Ismael Nieves and
Aurea Nieves, his wife
of Chicago, Cook County, Illinois

2

not in Tenancy in Common, but as Joint Tenants with rights of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 2 IN LEO KUKLIN'S SUBDIVISION OF THE EAST 15 FEET OF LOT 30 AND ALL OF LOTS 31, 32, 33, 34 AND THE WEST 1/2 OF LOT 35 IN LEHMER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Address: 2536 W. Augusta, Chicago, Illinois

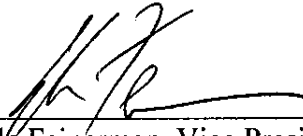
P.I.N.: 16-01-414-027-0000

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 in Tenancy in Common, but in Joint Tenancy with right of survivorship forever.

SUBJECT TO: General taxes not yet due and payable, covenants, conditions and restrictions or record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Dated this 17th day of December, 2002

MONSTER PRODUCTIONS, INC.
AS MANAGER OF GRANTOR

By:  (SEAL)
Lyle Feinerman, Vice President

City of Chicago
Dept. of Revenue
296086
12/18/2002 14:02 Batch 07268 123
Real Estate
Transfer Stamp
\$5,250.00

BOX 333-CTT

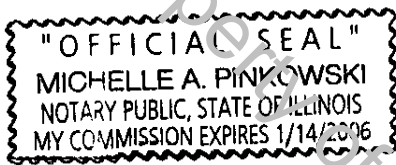
NO DOS 1/3
Wadsworth
ST 333-CTT

UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, State aforesaid, DO HEREBY CERTIFY THAT Lyle Feinerman, Vice-President of MONSTER PRODUCTIONS, INC., as Manger of Hood Development Limited Liability Company, 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 that he signed, sealed and delivered the said instrument as his 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 17th day of December 2002

Commission expires _____, 20__

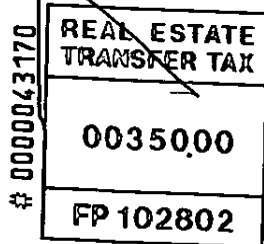
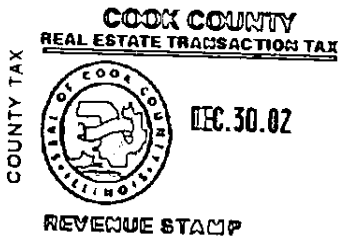
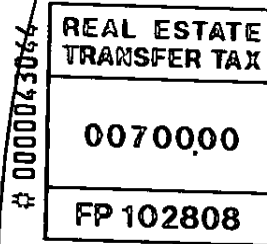
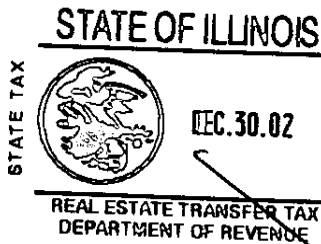


Michelle A. Pinkowski
Notary Public

This instrument was prepared by Alan S. Levin
134 N. LaSalle, Suite 720
Chicago, Illinois 60602

MAIL TO:
ANTHONY MONTEGNA
4211 W. IRVING PARK
CHICAGO IL 60641

SEND SUBSEQUENT TAX BILLS TO:
ISMAEL NIEVES
3136 N. AUSTIN
CHICAGO IL 60634



30022310