

BURNET TITLE L.L.C.
2700 South River Road
Des Plaines, IL 60018

2020/204 2/4

**WARRANTY DEED
ILLINOIS STATUTORY**



THE GRANTOR, **JULIO CESAR TABARES**, a single man,
of the City of Chicago County of Cook, State of Illinois for and
in consideration of **TEN & 00/100 DOLLARS**, and other
valuable consideration to them in hand paid CONVEY(S)
and WARRANT(S) to **JULIO C. VARGAS and JANINA G.**

VARGAS, husband and wife, not as tenants in common, but in tenancy by the entirety, GRANTEE'S ADDRESS:
4031 W. Barry, Chicago, Illinois 60641, the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

SUBJECT TO: Covenants, conditions and restrictions of record, party wall rights, and easements for private and
public utilities.

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 in tenancy by the entirety.

Permanent Real Estate Index Number(s): ²⁰¹⁻³⁴⁸⁻⁰⁰⁰ ~~13-31-287-348-000~~
Address(es) of Real Estate: **2312 N. NAGLE AVE., CHICAGO, IL 60635**

DATED this 14TH day of November, 2002.

Julio Cesar Tabares [SEAL]
JULIO CESAR TABARES

Madys B. Cepeda

STATE OF ILLINOIS: COUNTY OF COOK ss.

I, the undersigned, as Notary Public in and for said County, in the State afor said. DO HEREBY
CERTIFY that **JULIO CESAR TABARES** is 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.

Brooks A. Cullison
Notary Public

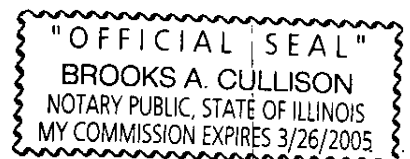
Send Subsequent Tax bills to:
Julio & Janina Vargas
2312 N. Nagle Ave.
Chicago, IL 60635

Mail to:
~~Troy Gleason~~
~~77 W. Washington, Suite #1218~~
~~Chicago, IL 60602~~

Prepared by:
Cullison & Cullison .
6160 N. Cicero Ave., #114
Chicago, IL 60646

Brooks A. Cullison, Esq.
~~6160 N. Cicero #114~~
~~Chicago, IL 60646~~

Troy Gleason
~~77 W. Washington, Suite 1218~~
~~Chicago IL 60602~~



UNOFFICIAL COPY

LEGAL DESCRIPTION 20201204

PARCEL 1:

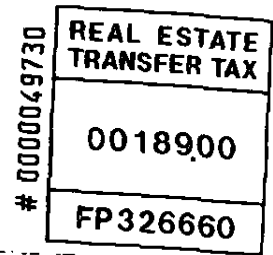
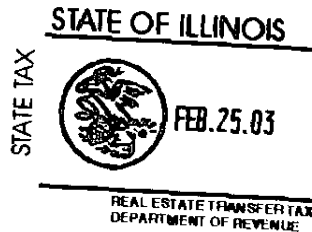
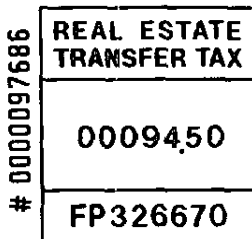
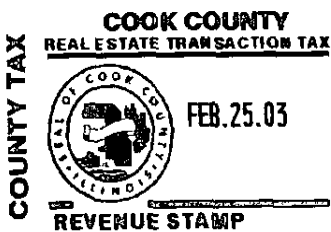
THAT PART OF LOT 1 TOGETHER WITH LOT 2 (EXCEPT THE SOUTH 10.00 FEET OF THE EAST 102.64 FEET THEREOF) AND (EXCEPT IN THE SOUTH 2.00 FEET LYING WEST OF THE EAST 102.64 FEET THEREOF) IN BLOCK 8 IN GRAND AVENUE HEIGHTS SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AFORESAID LOT 1, THENCE WEST ALONG THE NORTH LINE OF AFORESAID LOT 1 DISTANCE OF 30.23 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 56.05 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 2 (EXCEPT THE SOUTH 10 FEET THEREOF); SAID POINT BEING 30.71 FEET WEST OF THE SOUTHEAST CORNER OF AFORESAID LOT 2 (EXCEPT THE SOUTH 10.00 FEET THEREOF), THENCE EAST ALONG THE SOUTH LINE OF AFORESAID LOT 2 (EXCEPT THE SOUTH 10.00 FEET THEREOF) A DISTANCE OF 30.71 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 2 (EXCEPT THE SOUTH 10.00 FEET THEREOF); THENCE NORTH ALONG THE EAST LINE OF LOT 2 (EXCEPT THE SOUTH 10.00 FEET THEREOF) AND LOT 1 A DISTANCE OF 56.05 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.


PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF RESTRICTIONS, EASEMENTS, PARTY WALL RIGHTS AND MAINTENANCE FOR BELDEN AND NAGLE ROW HOUSES RECORDED JANUARY 8, 1996 AS DOCUMENT 96018335 AND AMENDMENT RECORDED APRIL 22, 1996 AS DOCUMENT 96319078, AND FURTHER AMENDED FROM TIME TO TIME FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

PIN 13-31-207-048



City of Chicago
Dept. of Revenue
301039
02/25/2003 13:45 Batch 05381 28



Real Estate
Transfer Stamp
\$1,417.50

SCHEDULE A

BURNET TITLE L.L.C.