

UNOFFICIAL COPY



0317429126

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/23/2003 11:28 AM Pg: 1 of 2

WARRANTY DEED

THE GRANTOR, FRANKLIN DIXON, a married man, of the Village of Berkeley, County of Cook, State of Illinois, for and in consideration of Ten and 00/100ths (\$10.00) Dollars and other good and valuable considerations to them in hand paid, **CONVEY** and **WARRANT** to:

NICOLAS E. MARQUEZ, married to GUILLERMINA HERNANDEZ, of 1008 Argyle, Unit 10A, Bensenville, DuPage County, Illinois

an undivided 1/40th interest in and to the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 5 (EXCEPT THE NORTH 16.0 FEET THEREOF) IN BLOCK 8 IN VENDLEY AND COMPANY'S BERKELEY GARDENS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER LYING NORTH OF THE CENTER LINE OF SAINT CHARLES ROAD OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 1316 N. Irving Avenue, Berkeley IL 60163

P.I.N.: 15-07-208-030-0000

1/100 AD

The said real estate is not a homestead property of Grantor nor Grantor's spouse.

VILLAGE OF BERKELEY
ALL FEES PAID
CERTIFICATE OF COMPLIANCE

DATED this pit day of May, 2003.

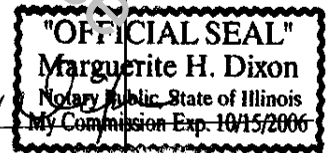
Franklin Dixon
FRANKLIN DIXON

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANKLIN DIXON, a married man, 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 jen day of May, 2003.

Commission expires October 15, 2006

Marguerite H Dixon
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY: CESARIO & WALKER, 211 W. Chicago Ave., #118, Hinsdale, IL 60521
MAIL TO: Dave Belconis, Attorney at Law, 5005 Newport Drive, Rolling Meadows, IL 60008
SEND SUBSEQUENT TAX BILLS TO: Nicolas E. Marquez, 1316 N. Irving Avenue, Berkeley, IL 60163

Exempt under provisions of Paragraph
Section 31-45, Property Tax Code

C.T.I./W
ST5048190 8 of 10
23074150

Franklin Dixon Date
Nicolas E. Marquez Buyer
Marguerite H Dixon Seller or Representative

BOX 333-CTI

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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 and hold title to real estate under the laws of the State of Illinois.

Dated May 20, 2003 Signature: Donna E. Cannon
Grantor or Agent

Subscribed and sworn to before me by the
said Donna E. Cannon
this 20th day of May
2003

Alka Trivedi
Notary Public

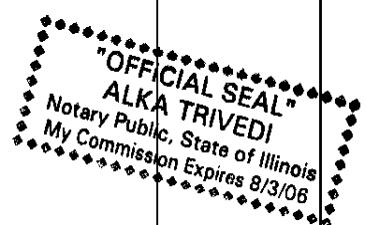


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 5-20, 2003 Signature: Donna E. Cannon
Grantee or Agent

Subscribed and sworn to before me by the
said Donna E. Cannon
this 20 day of May
2003

Alka Trivedi
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]