63719C

0320910036

Eugene "Gene" Moore Fee: $32.50
Cook County Recorder of Deeds
Date: 07/28/2003 11:43 AM Pg: 1 of 5

WARRANTY DEED
JOINT TENANCY

GRANTORS, MITCHELL ASHMORE and NANCY ASHMORE, Husband and Wife,

of the **City** of **HARWOOD HEIGHTS** in **COOK** County, Illinois, for and in consideration of Ten Dollars { $10.00 } and other good and valuable consideration in hand paid,
CONVEY and **WARRANT** to the **GRANTEES,**

A

MITCHELL ASHMORE and NANCY ASHMORE his wife, and VIRGINIA HOGAN, of the **City** of **HARWOOD HEIGHTS,** in the **County** of **COOK**, in the State of Illinois, **NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS,** all interest in the following described real estate situated in the County of **COOK**, in the State of Illinois, to wit:

3rd

(SEE THE ATTACHED LEGAL DESCRIPTION)

COMMONLY KNOWN AS: 7441 W. CARMEN AVENUE, HARWOOD HEIGHTS, IL, 60706
PERMANENT INDEX NUMBER: 12-12-410-008

EXEMPT FROM TAXATION PURSUANT TO PARAGRAPH 4e OF THE REAL ESTATE TRANSFER TAX ACT.

X Virginia A. Hogan **6/11/03**

SUBJECT TO: General real estate taxes incurred on the property but not yet due and payable, special assessments confirmed after the Sales Contract date, building line and use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances, easements for public utility, drainage ditches, feeders, laterals, drain tile, pipe or other conduit.

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 JOINT TENANCY.**

DATED: 06/11/03

X Mitchell A. {SEAL}
MITCHELL ASHMORE

X Nancy Ashmore {SEAL}
NANCY ASHMORE

Commitment Number: 63719C

SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 54 IN WITWICKI'S FOSTER OKETO GARDENS SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-12-410-008

TOWNSHIP: LEYDEN

PROPERTY ADDRESS: 7441 W. CARMEN AVENUE
HARWOOD HEIGHTS, IL 60706

STATE OF ILLINOIS }
}
COUNTY OF COOK }

The foregoing instrument was acknowledged before me by the **GRANTORS, MITCHELL ASHMORE and NANCY ASHMORE, husband and wife**, personally known to me to be the same persons whose names are herein described, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments as their free and voluntary act, for the uses and purposes therein set forth, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated: 06/11/03

OFFICIAL SEAL
MARLENE M DONZELLI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/06/05

NOTARY PUBLIC {SEAL}

TAXES TO:

MITCHELL ASHMORE
7441 W. CARMEN AVENUE
HARWOOD HEIGHTS, IL 60706

MAIL TO:

MITCHELL ASHMORE
7441 W. CARMEN AVENUE
HARWOOD HEIGHTS, IL 60706

PREPARED BY:

JOSEPH HORWITZ, ESQ.
1776 NAPERVILLE ROAD
WHEATON, IL 60187

EUGENE "GENE" MOORE
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 title to real estate under the laws of the State of Illinois.

Dated July 28, 20 03

Signature: Michele M Johnson
Grantor or Agent

Subscribed and sworn to before me
By the said
This day of 30
Notary Public Brandi M Johnson

OFFICIAL SEAL
BRANDI M JOHNSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/19/04

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 July 28, 20 03

Signature: Michele M Johnson
Grantee or Agent

Subscribed and sworn to before me
By the said
This day of 30
Notary Public Brandi M Johnson

OFFICIAL SEAL
BRANDI M JOHNSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/19/04

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.)

118 NORTH CLARK STREET • CHICAGO, ILLINOIS 60602-1387 • (312) 603-5050 • FAX (312) 603-5063