

# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED**  
**ILLINOIS STATUTORY**

tm23413



0321345127

Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 08/01/2003 12:43 PM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR(S), <sup>A</sup> SERVANDO FRIAS and LILIA FRIAS, husband and wife, and JOSEFINA GASCA <sup>A MARRIED WOMAN</sup> of the Village of SUMMIT, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to FRANCISCO J. ROSARIO and HORTENCIA HIDALGO (GRANTEE'S ADDRESS) 5303 S. 72ND COURT, SUMMIT, Illinois 60501 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LOT 205 AND THE EAST 1/2 OF LOT 206 IN <sup>FRED RICK</sup> FRED RICK H. BARTLETT'S ARGO PARK, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 IN SECTION 12, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; BUILDING LINES AND BUILDING LAWS AND ORDINANCES, USE OR OCCUPANY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES WHICH CONFORM TO THE PRESENT USAGE OF THE PREMISES; PUBLIC AND UTILITY, EASEMENTS WHICH SERVE THE PREMISES; PUBLIC ROADS AND HIGHWAYS, IF ANY.

This is not homestead property as to JOSEFINA GASCA. hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 18-13-426-019-0000 18-13-426-045  
Address(es) of Real Estate: 7210 WEST 62ND. PLACE, SUMMIT, Illinois 60501

Dated this 6th. day of July, 2001

Servando Frias  
SERVANDO FRIAS

Lilia A Frias  
LILIA FRIAS

Josefina Gasca  
JOSEFINA GASCA

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STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SERCANDO FRIAS and LILIA FRIAS and JOSEFINA GASCA

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 6th. day of July, 2001

*[Handwritten Signature]*  
(Notary Public)

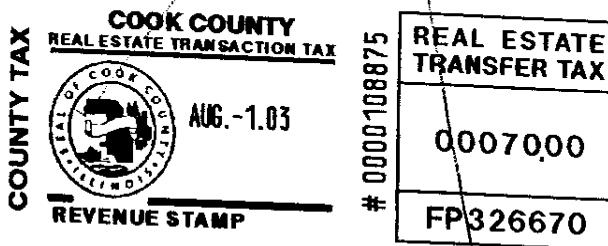
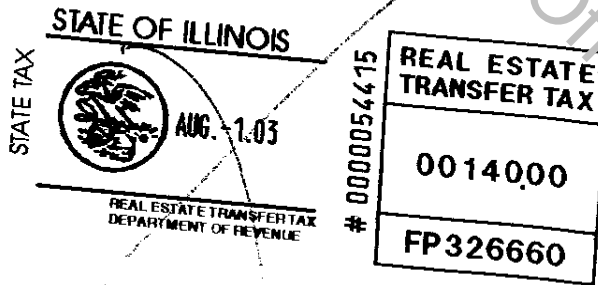
Property of Cook County Clerk's Office

Prepared By: Robert A. Cheely  
6446 West Cermak Road  
Berwyn, Illinois 60402

Mail To:  
~~FRANCISCO J. ROSARIO~~  
~~7210 West 62nd. Place~~  
~~SUMMIT, Illinois 60501~~

MANUEL J. de VERA  
134 N. LASALLE #2126  
Chicago, IL 60602

Name & Address of Taxpayer:  
FRANCISCO J. ROSARIO  
7210 West 62nd. Place  
SUMMIT, Illinois 60501



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## AFFIDAVIT OF TITLE COVENANT AND WARRANTY

STATE OF Illinois )  
 ) SS.  
 COUNTY OF COOK )

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:

FRANCISCO J. ROSARIO and HORTENCIA HIDALGO

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated July 11, 2001, to FRANCISCO J. ROSARIO and HORTENCIA HIDALGO grantee, conveying the following described premises:

LOT 205 AND THE EAST 1/2 OF LOT 206 IN FREDERICK H. BARTLETT'S ARGO PARK, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

That since the title date of March 29, 2001, in the report on title issued by Stewart Title, affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from FR to MPK, and not for any longer term, and have no other or further interest whatsoever in premises.

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

Servando Frias (SEAL)  
 SERVANDO FRIAS

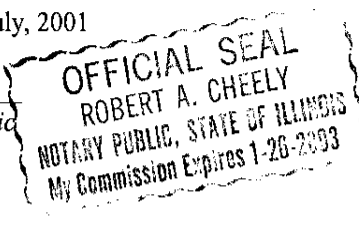
Josefina Gasca (SEAL)  
 JOSEFINA GASCA

Lilia Frias (SEAL)  
 LILIA FRIAS

(SEAL)

Subscribed and sworn to before me this 11th day of July, 2001

Robert A. Cheely  
 Notary Public



Chicago Title Insurance Company