

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)

(Individual to Individual)

MAIL TO:

Juan Gutierrez  
5407 West 25th Place  
Cicero, IL 60804

NAME & ADDRESS OF TAXPAYER:



Doc#: 0326014141  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/17/2003 01:03 PM Pg: 1 of 3

RECORDER'S STAMP

THE GRANTORS: AVONELL WILSON, UNMARRIED, of the TOWN OF CICERO, County of COOK, State of Illinois, for and in consideration of TEN (\$10.00) AND NO/100 DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT TO JUAN MAUNEL GUTIERREZ, (GRANTEE'S ADDRESS) 5407 WEST 25TH PLACE, CICERO, County of COOK, State of Illinois, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOT 44 IN BLOCK 13 IN MORTON PARK LAND ASSOCIATION SUBDIVISION IN THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** (a) general taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utilities easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

Permanent Index Number(s): 16-28-129-017  
Property Address: 5407 WEST 25TH PLACE, CICERO, ILLINOIS 60804

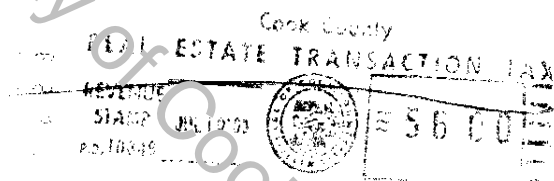
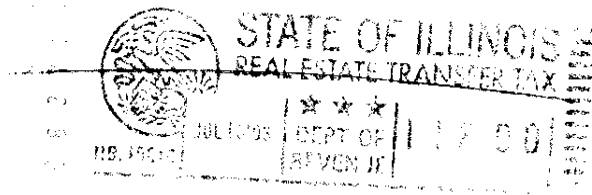
3  
TC

DATED this 1ST day of AUGUST, 2003

**P.N.T.N.**

Avonell Wilson (SEAL) \_\_\_\_\_ (SEAL)  
AVONELL WILSON

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Property of Cook County Clerk's Office

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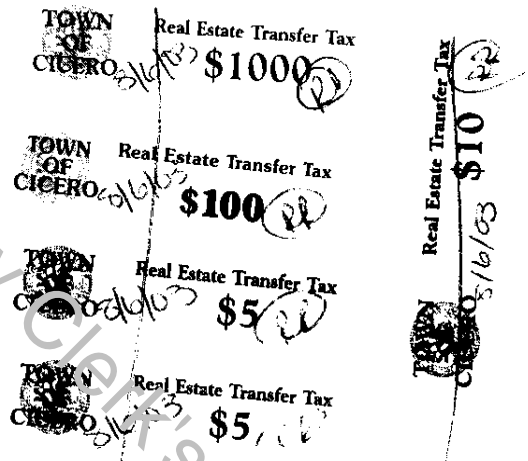
STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT AVONELL WILSON, UNMARRIED, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that SHE signed, sealed and delivered the said instrument as HER 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 seal this 1ST day of AUGUST, 2003

  
\_\_\_\_\_  
Notary Public

My commission expires on 3/12/07



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4, REAL ESTATE TRANSFER

ACT.  
NAME AND ADDRESS OF PREPARER:                    DATE:

Ptak & Rooney, Attorneys at Law  
5717 West 35th Street  
Cicero, IL 60804  
708/656-2252

\_\_\_\_\_  
Buyer, Seller or Representative

\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).