

UNOFFICIAL COPY



334148 1 of 3

Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
JOINT TENANTS



Doc#: 0402233252
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/22/2004 11:05 AM Pg: 1 of 3

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

THE GRANTOR(S), Donald J. Romero, Jr., bachelor, of the City of Chicago, 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 Ana Rodas and Fidelicia Rodas, not as tenants in common, but as joint tenants, (GRANTEE'S ADDRESS) 3833 S. Albany, Chicago, Illinois 60632 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 34 and the West 1/2 of Lot 35 in Block 16 in A Jan Smith Subdivision of the South 1/2 of the North 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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 as joint tenants forever.

Permanent Real Estate Index Number(s): 16-36-321-023-0000
Address(es) of Real Estate: 3044 W. Pershing Rd., Chicago, Illinois 60632

Dated this 3RD day of OCTOBER, 2003

Donald J. Romero Jr.
Donald J. Romero, Jr.

STEWART TITLE OF ILLINOIS
2 N. LASALLE STREET
CHICAGO, IL 60602

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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 Donald J. Romero, Jr., bachelor, 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 3rd day of October 2003

"OFFICIAL SEAL"
Robert A. Cheely
Notary Public, State of Illinois
My Commission Exp. 01/26/2007

"OFFICIAL SEAL"
Robert A. Cheely
Notary Public, State of Illinois
My Commission Exp. 01/26/2007

Robert A. Cheely
(Notary Public)

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

CITY OF CHICAGO



JAN.-6.04

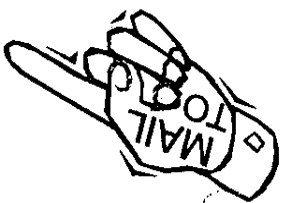
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

6518000000

REAL ESTATE TRANSFER TAX
01087.50
FP 102807

Mail To:
Ana Rodas and Fidelicia Rodas
3833 S. Albany
Chicago, Illinois 60632

Name & Address of Taxpayer:
Ana Rodas and Fidelicia Rodas
3044 W. Pershing Rd.
Chicago, Illinois 60632



COOK COUNTY
REAL ESTATE TRANSACTION TAX
JAN.-6.04
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00072.50
FP 102810

0000015959

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
JAN.-6.04
0000015939
REAL ESTATE TRANSFER TAX
00145.00
FP 102804

FIDAVIT -- METES AND BOUNDS

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STATE OF ILLINOIS)
COUNTY OF) SS.

AFFIDAVIT -- METES AND BOUNDS

Rens Pittis

being duly sworn on oath,

states that he/she resides at 2055 W. Army Trail Rd. Addison IL 60101

That the attached deed is not in violation of Section 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.

10. The conveyance is of land described in the same manner as title was taken by grantor(s)

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Stane County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me

this 6th day of NOV 2003

Pittis
Notary Public

[Signature]
Recorder of Stane County,

