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Doc#: 0405732013
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 02/26/2004 09:40 AM Pg: 1 of 5

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTOR(S) Virginia Christine Diedrich, married to Ted Diedrich, of the City of Woodstock, County of McHenry, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Manuel Zambrano, of 6901 N. Avers, Lincolnwood, IL 60712 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, ~~Existing leases and tenancies~~, Special governmental taxes or assessment for improvements not yet completed, unconfirmed special governmental taxes or assessments, General real estate taxes for the year 2003 and subsequent years;

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): 09-07-310-030-0000
Address(es) of Real Estate: 159 Village Court, Des Plaines, IL 60016

Dated this 6th day of February, 20 04

Virginia Christine Diedrich
Virginia Christine Diedrich

REAL ESTATE TRANSFER TAX \$ 2.00 PER \$1000.00
NO. 43810
CITY OF DES PLAINES
26-01

Death Certificate and Affidavit of Heirship Attached hereto and made a part thereof

lot 2 200308763

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STATE OF ILLINOIS, COUNTY OF LAKE SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Virginia Christine Diedrich, married to Ted Diedrich, 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 February, 20 09.



[Signature]
(Notary Public)


Prepared by:
Alan R. Press, Attorney At Law, P.C.
215 N. Arlington Heights Road, Suite 100
Arlington Heights, IL 60004-6056

Mail To:
Marc W. Sargis, Esq.
7366 N. Lincoln Ave., Suite 206
Lincolnwood, IL 60712

Name and Address of Taxpayer:
Manuel Zambrano
6901 N. Avers
Lincolnwood, IL 60712

*159 Village Ct
Des Plaines, IL 60016*

STATE TAX




STATE OF ILLINOIS
FEB. 26. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001101

REAL ESTATE TRANSFER TAX
00174.00
FP326660

COUNTY TAX



COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB. 26. 04
REVENUE STAMP

0000123542

REAL ESTATE TRANSFER TAX
00087.00
FP326670

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EXHIBIT LEGAL DESCRIPTION

THE SOUTHWESTERLY 43.67 FEET OF LOT TWO; ALSO THE SOUTHEASTERLY 8.95 FEET OF THE NORTHWESTERLY ~~11.05~~ ^{114.65} FEET OF THAT PART OF LOT ONE LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF ALLEY IN FIRST FEDERAL HOMES, INC, VILLAGE MINOR, A SUBDIVISION OF PART OF TRACT "D" OF CUMBERLAND VILLAGE UNIT 2, A SUBDIVISION OF LOT "C" OF CUMBERLAND VILLAGE UNIT 1, A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID FIRST FEDERAL HOMES INC. VILLAGE MANOR, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 29, 1958 AS DOCUMENT NUMBER 1793131.

P.I.N. (S)
09-07-310-030

Property of Cook County Clerk's Office

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In the Matter of the Estate of)
BARBARA ALLEN ALTMAN, Deceased)

AFFIDAVIT OF HEIRSHIP

VIRGINIA CHRISTINE DIEDRICH, under the penalties of perjury states:

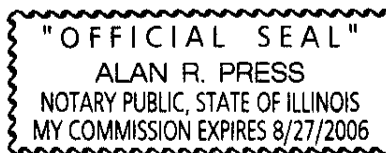
1. The decedent, BARBARA ELLEN ALTMAN, died at Woodstock, Illinois, January 31, 2004, at the age of 77 years.
2. I am of legal age. I reside at 311 Marawood Dr., Woodstock, Illinois 60098. I am the daughter of the decedent.
3. The decedent was married once, to ROBERT SHERMAN ALTMAN. They were divorced on or about April 28, 1967 and he predeceased the decedent.
4. The following child and no others were born to or adopted by the decedent: VIRGINIA CHRISTINE DIEDRICH.
5. The foregoing child of the decedent is living and is of legal age.
6. The decedent's father is ERNEST E. RISE, and he predeceased the decedent. The decedent's mother is MARGARET ANN RISE, and she predeceased the decedent.

Based on the foregoing, decedent left surviving as her only heir the following:
VIRGINIA CHRISTINE DIEDRICH, her daughter.

Virginia Christine Diedrich
VIRGINIA CHRISTINE DIEDRICH

Signed and sworn to before me this 6th
day of February 2004.

Alan R. Press
Notary Public



Alan R. Press, Attorney At Law, P.C.
215 N. Arlington Heights Road, Suite 100
Arlington Heights, IL 60004-6056
(847) 632-1099
Attorney No. 32094

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I HEREBY CERTIFY THAT the foregoing is a true and correct copy of the death record for the person named in Item #1, and that this record was established and filed in my office in accordance with the provisions of the Illinois Statutes relating to the registrations of births, still-births, and deaths.

DATE: FEB - 3 2004

SIGNED: Janice C. Jones

AT: MCHENRY, ILLINOIS 60050

OFFICIAL TITLE: SUB-REGISTRAR

PRINTED BY THE AUTHORITY OF THE STATE OF ILLINOIS

DECEDENT'S BIRTH NO.

REGISTRATION NO. 56.00C

DISTRICT NO. 7432

REGISTERED NUMBER

DECEASED-NAME FIRST

MIDDLE LAST

SEX DATE OF DEATH (MONTH, DAY, YEAR)

STATE OF ILLINOIS STATE FILE NUMBER

MEDICAL CERTIFICATE OF DEATH

Type or Print in PERMANENT INK See Funeral Directors, Hospital, or Physicians Handbook for INSTRUCTIONS

1. COUNTY OF DEATH: McHenry

2. MIDDLE: E.

3. LAST: Altman

4. SEX: Female

5. DATE OF DEATH: January 31, 2004

4. CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER: McHenry

6. HOSPITAL OR OTHER INSTITUTION: Memorial Medical Center

7. NAME OF BUSINESS OR INDUSTRY: Secretary

8. EDUCATION: High School

9. INSIDE CITY: McHenry

10. SOCIAL SECURITY NUMBER: 292-22-1892

11. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED: Divorced

12. BUSINESS OR INDUSTRY: Secretary

13. EDUCATION: High School

14. INSIDE CITY: McHenry

13a. RESIDENCE (STREET AND NUMBER): 311 Marwood Drive

13b. CITY, TOWN, TWP. OR ROAD DISTRICT NO.: McHenry

13c. STATE: Illinois

13d. ZIP CODE: 60098

13e. RACE: White

15. FATHER NAME: Ernest

15a. MIDDLE: Rise

15b. LAST: Rise

15c. RELATIONSHIP: Daughter

15d. MOTHER NAME: Margaret

17a. INFORMANT'S NAME (TYPE OR PRINT): Chris Diedrich

17b. RELATIONSHIP: Daughter

17c. MIDDLE: Die

17d. LAST: Die

17e. ADDRESS: 311 Marwood Drive, McHenry, IL 60098

CAUSE

18. PART I. Immediate Cause (Final cause of death): Hypertension

18a. (a) Hypertension

18b. (b) Ruptured Bowel

18c. (c) Metastatic lung cancer, brain metastases, dehydration

18d. APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH: hours

CERTIFIER

22a. SIGNATURE: [Signature]

22b. NAME AND ADDRESS OF CERTIFIER: William M.D. 5911 N.W. Hwy, Suite 204, Crystal Lake, IL

22c. TYPE OR PRINT: William

22d. DATE SIGNED: February 2, 2004

22e. ILLINOIS LICENSE NUMBER: 036-104141

DISPOSITION

23. BURIAL, CREMATION, REMOVAL (SPECIFY): Omega Cremation

23a. CEMETERY OR CREMATORY-NAME: Omega Cremation

23b. LOCATION: McHenry

23c. ORDER TOWN: McHenry

23d. STATE: IL

23e. DATE (MONTH, DAY, YEAR): Feb 3, 2004

25a. FUNERAL DIRECTOR'S SIGNATURE: [Signature] 25b. NAME: George R. Justen & Son Funeral Home, 3519 West Elm Street, McHenry, IL 60050 25c. ADDRESS: 3519 West Elm Street, McHenry, IL 60050 25d. PHONE: 815-398-1111 25e. LOCAL REGISTRAR'S SIGNATURE: [Signature] 25f. NAME: [Signature] 25g. ADDRESS: [Signature] 25h. PHONE: [Signature] 25i. DATE FILED BY LOCAL REGISTRAR: 1/03/04 25j. DATE OF DEATH: 2-3-04