

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)
General



Doc#: 0409040147
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/30/2004 11:52 AM Pg: 1 of 3

TICOR TITLE 534635

Above Space for Recorder's Use Only

THE GRANTOR (S) Juan Mendez a bachelor and Angela Leon a single woman

of the City Chicago County of Cook State of Illinois for and in consideration of (\$10.00) Ten DOLLARS, in hand paid, CONVEYS and WARRANTS to

Angela Leon,
2704 S. Culyer Ave,
Berwyn, IL 60402

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 2 IN BLOCK 4 IN GREELEY'S ADDITION TO BERWYN, IN THE SOUTHWEST 1/4 OF SECTION 29, 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: * General taxes for 2003 and subsequent years.

Permanent Index Number (PIN): 16-29-308-020

Address(es) of Real Estate: 2704 S. Culyer Ave., Berwyn, IL 60402

Dated this 21 day of Jan, 2004

Juan Mendez (SEAL) Angela Leon (SEAL)
Juan Mendez Angela Leon

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

Juan Mendez (SEAL) Angela Leon (SEAL)

Exempt under provisions of Paragraph E
Section 4 Real Estate Transfer Tax Act

1/27/04 [Signature]
Date Buyer, Seller or Representative

Exempt under provisions of Cook
County Transfer Tax Ordinance

1/27/04 [Signature]
Date Buyer, Seller or Representative

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH D OF THE BERWYN CITY
CODE SEC. 388.06 AS A REAL ESTATE
TRANSACTION.
DATE 1/27/04 TELLER AW

BOX 15

299
B

TICOR TITLE INSURANCE

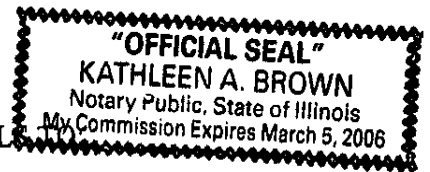
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State of Illinois)
)ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Juan Mendez and Angela Leon personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that h signed, sealed and delivered the said instrument as 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 21st day of January, 2004

Commission expires March 5, 2006 Kathleen A. Brown
NOTARY PUBLIC



MAIL TO:

Angela Leon
2704 Cuyler Ave
Berwyn, IL 60402

SEND SUBSEQUENT TAX BILLS TO

Angela Leon
2704 S. Cuyler Ave.
Berwyn, IL 60402

OR

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 1/27/04, _____ Signature: Cathy Gray
Grantor or Agent

Subscribed and sworn to before me by the
said Cathy Gray
this 27th day of Jan, 2004

Marilyn J
Notary Public



The grantor 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 1/27/04, _____ Signature: Cathy Gray
Grantee or Agent

Subscribed and sworn to before me by the
said Cathy Gray
this 27th day of Jan, 2004

Marilyn J
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]