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WARRANTY DEED

Statutory (Illinois)

Individual ~~EST~~ 7751505

Doc#: 041118115
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 04/20/2004 04:25 PM Pg: 1 of 3

THE GRANTOR(S), David Spradling and Shirley Spradling, husband and wife, of the County of Cook and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby **CONVEY** and **WARRANT** to Jose A. Chavez, the following described Real Estate, situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED

ADDRESS OF PROPERTY: 2446 Clarence, Berwyn, Illinois 60402

PROPERTY INDEX NUMBER: 16-30-218-032-0000

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchasers use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED March 12, 2004.

David Spradling

Shirley Spradling

OK Per A. LOVATO City Collector \$2300.00

STATE OF ILLINOIS, COUNTY OF Cook: SS

The undersigned, a Notary Public in State aforesaid, DO HEREBY CERTIFY that David Spradling, Shirley Spradling, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release of the right of homestead.
Given under my hand and official seal this 3-12-04 2004

Notary Public

THIS INSTRUMENT PREPARED BY: Tracey A Rapp, 2200 S Main St, Suite 310, Lombard, IL 60148

MAIL TO:

MAIL SUBSEQUENT TAX BILLS TO:
Grantees address

Jose Chavez
2446 Clarence
Berwyn IL 60402


Jose A. Chavez
2446 Clarence
Berwyn, Illinois 60402



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STATE TAX

STATE OF ILLINOIS



APR. 20. 04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000063126

REAL ESTATE TRANSFER TAX
0023000
FP326669

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 20. 04

REVENUE STAMP

0000127267

REAL ESTATE TRANSFER TAX
0011500
FP326670

Property of Cook County Clerk's Office

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OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT - LEGAL DESCRIPTION

File No. ITS1505

THE SOUTH 30 FEET OF THE NORTH 60 FEET OF THE SOUTH 1/2 OF LOT 26 IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

This commitment is invalid unless the insuring provisions and Schedules A and B are attached.