



Doc#: 0411947212
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/28/2004 12:24 PM Pg: 1 of 4

DO NOT WRITE ABOVE THIS LINE - OFFICIAL USE ONLY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS WARRANTY DEED, executed this 26th day of April, 2004, by Continental Assurance Group, an individual, (hereinafter referred to as "Grantor") mailing address is 2712 Concord Place, Hazel Crest, IL 60429, in consideration of \$1.00 and other good and valuable consideration to Grantor paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, convey and warrant to Darace Steppes, an individual, (hereinafter referred to as "Grantee") with an address of 2712 Concord Place, Hazel Crest, IL 60429 all the following real estate:

LOT 54 IN BLOCK 204 D HARVEY, A SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, LYING SOUTH OF THE CHICAGO AND GRAND TRUNK RAILROAD, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1982 AS DOCUMENT 168990 IN BOOK 53 OF PLATS. PAGE 45 IN COOK COUNTY, ILLINOIS.

PIN # 29-07-217-048-0000.

Address of Real Estate: 14640 Honore Avenue, Harvey, IL 60426

SUBJECT TO: Annual maintenance assessment of the Summit Drainage District No. 1, under law docket no. 56CO1331. Years 1988 to 2003 for \$2.44 each are unpaid.
Year 2004 not yet due. Payable to the collector of the above named drainage district.

Mortgage recorded April 3, 2000 as document 00230156 made by Andrew Nelson and Darcyl Nelson to First Franklin Financial Corporation, to secure a note in the originally stated principal amount of \$73,600.00, and to the terms and conditions thereof.

Last assignment of mortgage to Equicredit Corporation of America, recorded as document no. 00010002385.

Subject to real estate taxes and assessments for the current year and subsequent years.

Subject to all valid easement, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever.

Grantor, for Grantor and Grantor's heirs and successors, covenants with Grantee and Grantee's heirs, successors and assigns, that:

1. Grantor is lawfully seized in fee simple of the above property, and has good right to convey the same;
2. The above property is free from all encumbrances, except as set forth above;
3. Grantee shall quietly enjoy the above property; and
4. Grantor will forever warrant and defend the title to the above property against the lawful claims and demands of all persons.

This property was acquired by the Grantor by Deed.

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I, Continental Assurance Group of 2712 Concord Place, Hazel Crest, IL 60429, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to Grantee all rights of dower, courtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Continental Assurance Group
Signature of Grantor

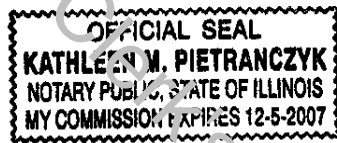
Continental Assurance Group
(Print name of Grantor)

Exempt under Real Estate Transfer Tax Act Sec. 4
& Cook County Ord. 90104 Par. 4
State of Illinois Date 4-28-04 Sign. Darace Steppes
County of Cook

I, Kathleen M. Pietranczyk Notary Public, certify that Darace Steppes personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

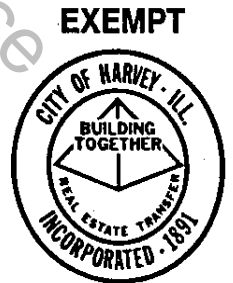
Kathleen Pietranczyk Signature of Notary
Kathleen M. Pietranczyk Print Name (Seal)

My Commission Expires on _____



This Warranty Deed was prepared by: Darace Steppes
2712 Concord Place
Hazel Crest, IL 60429

Please return to the preparer, at the address above, after recording



SEND TAX STATEMENTS TO GRANTEE:

№ 13994

Name(s): Darace Steppes
Address: 2712 Concord Place
Hazel Crest, IL 60429

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Property

29	7	21	70	48	3746	21	32168	1215
AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM		

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

198 VOLUME

AREA SUB-AREA BLOCK PARCEL
 29-7-217-48

TAX CODE
 3746

SEC TOWN RANGE LOT SUB-LOT LD BLOCK
 7 36 14

HARVEY SUB S I B L SW 1/4 SE 1/4

548551204

AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX	DATE
00	000	00	000	00	00	00	00	00	00	00
01	010	01	010	01	01	01	01	01	01	01
02	020	02	020	02	02	02	02	02	02	02
03	030	03	030	03	03	03	03	03	03	03
04	040	04	040	04	04	04	04	04	04	04
05	050	05	050	05	05	05	05	05	05	05
06	060	06	060	06	06	06	06	06	06	06
07	070	07	070	07	07	07	07	07	07	07
08	080	08	080	08	08	08	08	08	08	08
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48	480	48	480	48	48	48	48	48	48	48
49	490	49	490	49	49	49	49	49	49	49
50	500	50	500	50	50	50	50	50	50	50

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

Office

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GRANTOR/GRANTEE STATEMENT

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

Dated April 27, _____, 2004

Signature: *Continental Assurance Group*
Grantor or Agent

Subscribed and sworn to before me

By the said Person
This 27 day of April, 2004
Notary Public *Kathleen M. Pietranczyk*



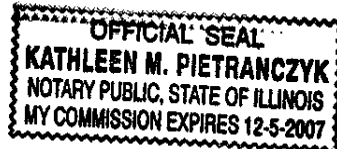
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April 27, _____, 2004

Signature: *Darce Steppes*
Grantee or Agent

Subscribed and sworn to before me

By the said Person
This 27 day of April, 2004
Notary Public *Kathleen M. Pietranczyk*



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