

# UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS

STATUTORY



Doc#: 0412731090  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/08/2004 01:14 PM Pg: 1 of 3

LT-10403

THE GRANTOR(S) **BERNARDO ORTIZ**, AN UNMARRIED MAN and **ELIAS SIMENTAL**, AN UNMARRIED MAN, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **ROBERTO ORTIZ**, of, all interest in the following described Real Estate situated in the County of **COOK**, in the State of Illinois, to wit:

**LOT 302 AND THE SOUTH 1/2 OF LOT 303 IN SAM BROWN JR'S PENNOCK SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

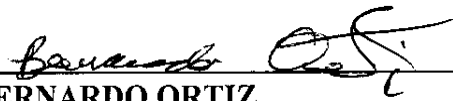
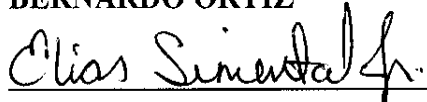
**SUBJECT TO:**

general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate

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 forever.

**Permanent Index Number(s):** 13-34-204-013-0000  
**Address(es) of Real Estate:** 2335 NORTH KEELER, CHICAGO, ILLINOIS 60639

**Dated:** March 26, 2004

  
\_\_\_\_\_  
**BERNARDO ORTIZ**  
  
\_\_\_\_\_  
**ELIAS SIMENTAL**

LT-10403

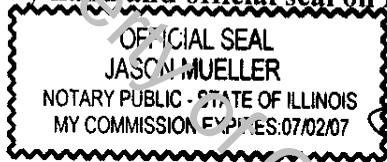
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BERNARDO ORTIZ and ELIAS SIMENTAL, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged the 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 on March 26, 2004.



*[Signature]*  
Notary Public

Prepared By: Roger Zamparo, Jr.  
Zamparo and Associates, P.C.  
134 North LaSalle Street, Suite 2000  
Chicago, Illinois 60602

After Recording Mail to:

ROBERTO ORTIZ  
2335 NORTH KEELER  
CHICAGO, ILLINOIS 60639

City of Chicago  
Dept. of Revenue  
337865

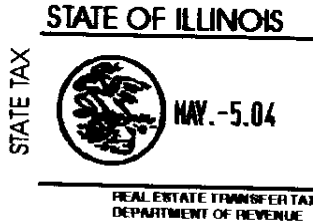


Real Estate  
Transfer Stamp  
\$2,100.00

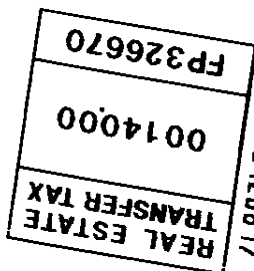
Send Tax Bills To:

ROBERTO ORTIZ  
2335 NORTH KEELER  
CHICAGO, ILLINOIS 60639

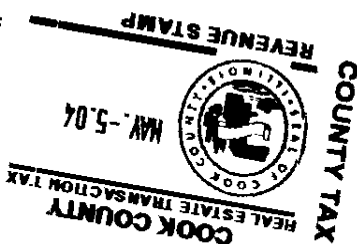
05/03/2004 11:27 Batch 02539 28



REAL ESTATE TRANSFER TAX
0028000
FP326660



# 0000728617



# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

LT-10403

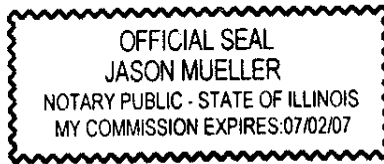
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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: March 26, 2004

Signature: *Clas Sementalp*  
Grantor or Agent

SUBSCRIBED AND SWORN  
to before me on March 26, 2004

*[Signature]*  
NOTARY PUBLIC



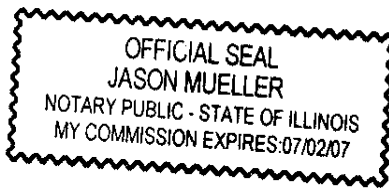
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: March 26, 2004

Signature: *[Signature]*  
Grantee or Agent

SUBSCRIBED AND SWORN  
to before me on March 26, 2004

*[Signature]*  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)