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GEORGE E. COLE
LEGAL FORMS

No. 1601 REC
February 2001

AFFIDAVIT OF TITLE COVENANT AND WARRANTY (Illinois)



Doc#: 0422622035
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/13/2004 10:03 AM Pg: 1 of 2

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STATE OF ILLINOIS }
COUNTY OF COOK } ss.

2MM

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named: ANTHONY L. BOLLA

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated _____, 20____, to ANTHONY L. BOLLA grantee, conveying the following described premises:

see attached

Permanent Real Estate Index Number(s): 13-24-129-020
Address(es) of Real Estate: 3654 North Francisco, Chicago IL 60618

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

That since the title date of May 19, 2004, in the report on the title issued by Attorneys' Title Guaranty Fund, affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgement note or other instrument that can result in a judgement or decree against affiant within five days from the date hereof.

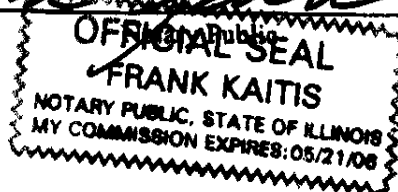
That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly ~~and in full their~~ rent to date, and are renting from _____ to _____, and not for any longer term, and have no other or further interest whatsoever in premises.

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for. That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises. Affiant further states: naught

ATGF, INC.

Subscribed and sworn to before me

this 20 day of July, 2004



Catherine Cruz (SEAL)
CATHERINE CRUZ, a divorced woman who has not remarried

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[Legal description of property commonly known as: 3654 North Francisco, Chicago IL]

LOT 2 (EXCEPT THE NORTH 5 FEET THEREOF) AND THE NORTH 10 FEET OF LOT 3 IN BLOCK 4 IN WILLIAM BOLDENWECK'S ADDITION TO UNTER DEN LINDEN, A SUBDIVISION OF LOT 5 OF THE COUNTY CLERK'S SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index No. 13-24-129-020

Property of Cook County Clerk's Office