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This document was prepared by:

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Doc#: 0433535042
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 11/30/2004 08:30 AM Pg: 1 of 2

After recording, mail to:

Jorge Marrero, Esq.
134 N. LaSalle Street, Suite 2112
Chicago, Illinois 60602

WARRANTY DEED

THIS WARRANTY DEED is made as of this 5th day of November, 2004, by Matthew D. Donnelly and Sarah Donnelly, husband and wife, of 810 S. Gables Blvd, Wheaton, Illinois 60187 ("Grantors"), to Olivia Montes De Oca and Alfredo Montes De Oca ("Grantees"), of 5110 Winchester, Chicago, Illinois 60640. *AS JOINT TENANTS NOT AS TENANTS IN COMMON

WITNESSETH, that Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantees, the receipt whereof is hereby acknowledged by Grantors, by these presents do hereby CONVEY and WARRANT to Grantee, the property described to wit:

THE SOUTH 30 FEET OF LOT 1 IN BLOCK 26 IN KAISER AND COMPANY'S FIRST ADDITION TO ARCADIA TERRACE BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1914 AS DOCUMENT NUMBER 5450347 IN COOK COUNTY, ILLINOIS.

PERMANENT TAX INDEX NUMBERS: 13-01-418-018-0000

COMMONLY KNOWN STREET ADDRESS: 5754 N. Talman, Chicago, Illinois 60059

Subject only to the following, if any: covenants conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2003 and subsequent years;

BOX 334

Handwritten notes on the left margin: "AND 23", "8047402", "PETERSON", "ITD"

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IN WITNESS WHEREOF, Grantors have caused their names to be signed to these presents as of the day and year first above-written.

GRANTORS:

Matthew D. Donnelly
Matthew D. Donnelly

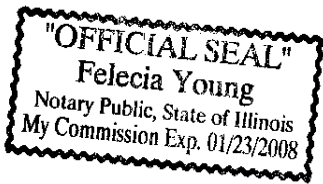
Sarah Donnelly
Sarah Donnelly

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)
) *Behalab*

STATE OF ILLINOIS	
STATE TAX	NOV. 22. 04
REAL ESTATE TRANSFER TAX	
# 0000080881	0048900
FP 102808	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matthew D. Donnelly and Sarah Donnelly, husband and wife, 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 that they signed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 22nd day of November, 2004.



Felecia Young
Notary Public

My commission expires: 1/23/08

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	NOV. 22. 04
REAL ESTATE TRANSFER TAX	
# 0000081083	0024450
FP 102802	

CITY OF CHICAGO	
CITY TAX	NOV. 22. 04
REAL ESTATE TRANSACTION TAX	
# 000017839	03667,50
FP 102805	

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
513210-1-11