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WARRANTY
DEED

FIRST AMERICAN
File # 710583
2004

JOINT TENANCY
THIS INDENTURE WITNESSETH,



Doc#: 0434314001
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 12/08/2004 07:04 AM Pg: 1 of 3

that the Grantor, HACHMON FORECLOSURES, INC.
an Illinois corporation,
for and in consideration of the sum of Ten Dollars and other
good and valuable considerations, the receipt of which is

hereby acknowledged, CONVEYS and ~~QUIT CLAIMS~~ ^{WARRANTS} to
Jose J. Cruz at 6448 N. Campbell, Chicago, IL and
Jose A. Cruz at 6448 N. Campbell, Chicago, IL and
Jose A. Cruz at 3044 N. Kimball Ave., Chicago, IL, as joint tenants
TO HAVE AND TO HOLD said premises, forever, not as tenants
in common.

the following described real estate, to wit:
See attached legal description.

Permanent Real Estate Index Number: 13-26-213-024 - 0000

Common Address: 3046 N. Kedzie Avenue, Illinois 60618

Subject to: general real estate taxes for 2004 and subsequent years; covenants, conditions and
restrictions of record; ~~private~~ public and utility easements and ~~building lines and roads and~~
~~highways~~; existing leases, ~~occupancies~~ and tenancies; ~~existing building code violations and pending~~
~~building code litigation~~, ~~special governmental taxes or assessments for improvements not~~
~~yet completed.~~

located in Cook County, Illinois, hereby releasing and waiving unto Grantees all rights under and by virtue of the
Homestead Exemption Laws of the State of Illinois.

Dated on September 27, 2004

HACHMON FORECLOSURES, INC.
An Illinois corporation

BY: DAVID AZRAN

ITS: President

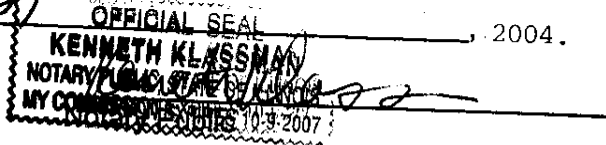
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT DAVID AZRAN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 Notarial Seal 9/27, 2004.



Future Taxes to Grantee's Address ()
OR TO

JOSE A. CRUZ
3046 N. KEDZIE AVE.
CHICAGO, IL 60618

Return this document to:

JOSE A. CRUZ
3046 N. KEDZIE AVE.
CHICAGO, IL 60618

This Instrument was Prepared by: Brian D. LeVay, Latimer LeVay Jurasek LLC
Whose Address is: 10 South LaSalle Street, Suite 2930, Chicago, Illinois 60603

CITY OF CHICAGO
CITY TAX
OCT. 25.04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000010637

STATE OF ILLINOIS
OCT. 28.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000001228

REAL ESTATE TRANSFER TAX
01920.00
FP 102812

REAL ESTATE TRANSFER TAX
00256.00
FP 103027

REAL ESTATE TRANSFER TAX
00128.00
FP 103028
6E7L0000001739

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 28.04
REVENUE STAMP

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: LOT 5 IN BLOCK 16 IN AVONDALE, BEING PHILPOT'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25 AND LOTS 1, 2, 5 AND 6 OF BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 13-26-213-024-0000 Vol. 354

Property Address: 3046 North Kedzie Avenue, Chicago, Illinois 60618

Property of Cook County Clerk's Office