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Doc#: 0435005259
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/15/2004 02:38 PM Pg: 1 of 2

After Recording Please Return to:

Same As Above

This Space Reserved for Recording Purposes

WARRANTY DEED

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WARRANTY DEED, made this 8th day of December, 2004 by and between DENISE WATSON Single of the City of CHICAGO and County of COOK ("grantor"), an unmarried woman and TANYA THOMAS ("grantee"), an unmarried woman, whose mailing address is 1528 S. SPAULDING, CHICAGO, IL, 60623. THE GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$ 10.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of COOK, State of ILLINOIS, described as follows

LOT 12 IN SUBDIVISION BLOCK 4 IN BLOCKS IN PRESLOTT'S DOUGLAS PARK ADDITION TO CHICAGO IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Also known as street and number 1528 S. Spaulding, Chicago, Illinois, 60623.

P.I.N # 16-23-22-227-031 (VOLUME 569)

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance, that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record. IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Denise Watson

12/8/04 (Date)

DENISE WATSON

223741P

LAW TITLE

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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 DO HEREBY CERTIFY that

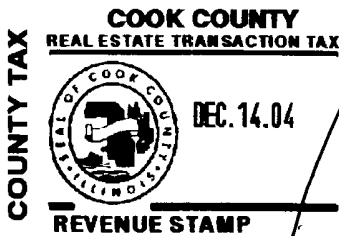
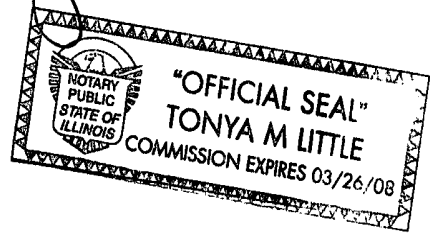
Denise Watson, a Single Woman

Personally known to me to be the same person whose name is
Subscribed to the foregoing instrument, appeared before me this
day in person and acknowledged that *She* signed, sealed and
delivered the said instrument as *her* free and voluntary act, for the
uses and purposes therein set forth, including the release and waiver of
the right of homestead.

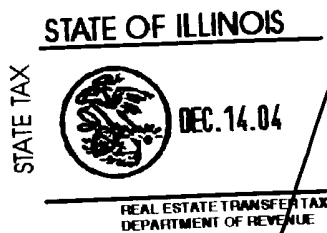
IMPRESS SEAL HERE

Given under my hand and official seal, this 8 day of December, 2004
Commission expires 03/26 2008. *Tonya M. Little*
NOTARY PUBLIC

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
362346 \$2,197.50
12/14/2004 12:49 Batch 14363 61



REAL ESTATE TRANSFER TAX
00146.50
FP326670



REAL ESTATE TRANSFER TAX
00293.00
FP326660

PROPERTY OF COOK COUNTY Clerk's Office