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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0501011071
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 01/10/2005 09:53 AM Pg: 1 of 2

134203413

THE GRANTOR(S), Teresa M. Duarte, married to Jose Duarte, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to JAMES BRENNAN (GRANTEE'S ADDRESS) 6549 S. California, Chicago, Illinois 60629 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 28 (except the South 16.5 feet thereof) and all of Lot 29 and the South 2 feet of Lot 30 in Block 14 in Avondale Addition to Chicago, a Subdivision of the West 1/2 of the Northeast 1/4 of Section 24, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

THIS IS NOT HOMESTEAD PROPERTY TO JOSE DUARTE AND TERESA M. DUARTE

SUBJECT TO: covenants, conditions and restrictions of record, ~~private, public and utility easements, and roads and highways,~~ installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) ~~so long as they do not interfere with~~ **SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE & ENJOYMENT OF THE PROPERTY.** hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Permanent Real Estate Index Number(s): 19-24-216-008-0000
Address(es) of Real Estate: 6549 S. California, Chicago, Illinois 60629

Dated this 10th day of December, 2004

ATCF

Teresa M. Duarte
Teresa M. Duarte

PROPERTY OF COOK COUNTY RECORDER'S OFFICE

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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 Teresa M. Duarte, married to Jose Duarte, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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, this 10th day of December, 2004

"OFFICIAL SEAL"
Robert A. Cheely
Notary Public, State of IL
My Commission Exp. 01/26/07

Robert A. Cheely (Notary Public)


Prepared By: Robert A. Cheely
6446 West Cermak Road
Berwyn, Illinois 60402


CITY OF CHICAGO		# 0000001566	REAL ESTATE TRANSFER TAX
CITY TAX	 DEC. 17. 04		0090000
REAL ESTATE TRANSACTION TAX			ED 226650


Mail To:
Jim Brennan
6549 S. California
Chicago, Illinois 60629


ARTHUR PIERCE
4246 W. 63 ST
CHICAGO, IL - 60629

Name & Address of Taxpayer:
Jim Brennan
6549 S. California
Chicago, Illinois 60629

STATE OF ILLINOIS		# 0000063746	REAL ESTATE TRANSFER TAX
STATE TAX	 DEC. 17. 04		0031500
REAL ESTATE TRANSACTION TAX			

CITY OF CHICAGO		# 0000001567	REAL ESTATE TRANSFER TAX
CITY TAX	 DEC. 17. 04		0090000
REAL ESTATE TRANSACTION TAX			ED 226650

COOK COUNTY		# 0000011688	REAL ESTATE TRANSFER TAX
COUNTY TAX	 DEC. 17. 04		0015750
REAL ESTATE TRANSACTION TAX			ED 226650

CITY OF CHICAGO		# 0000001568	REAL ESTATE TRANSFER TAX
CITY TAX	 DEC. 17. 04		0056250
REAL ESTATE TRANSACTION TAX			ED 226650