

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0502102174
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/21/2005 08:44 AM Pg: 1 of 4

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Ltr

10/3

Above Space for Recorder's Use Only

THE GRANTOR(S) Ted Theodosindis also known as Ted Theodosiadis, of the City, of Chicago the County of Cook the State of Illinois for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Jimmy Rivera of Chicago, of the County of COOK, State of Illinois to wit:

RAMARIKO MAN

As per attached Exhibit "A"

This is not homestead property

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *SUBJECT TO ALL MATTERS OF RECORD, REAL ESTATE TAXES, BUILDING CODE MATTERS, EXISTING MORTGAGE RECORD, REAL ESTATE TAXES, BUILDING CODE MATTERS, EXISTING MORTGAGE* Permanent Index Number (PIN): 16-13-329-018-0000. *OF RECORD AND BUILDING LINES.*

Address(es) of Real Estate: 1106 South Francisco, Chicago Illinois 60612.

Dated this 12TH day of January 2005.

397

Ted Theodosindis (SEAL)
Ted Theodosindis

Ted Theodosiadis (SEAL)
Ted Theodosiadis

EXEMPT UNDER PROVISIONS OF PARAGRAPH e, SECTION 4 OF REAL ESTATE TRANSFER ACT

H805
Seller or Representative

BOX 333-CTT

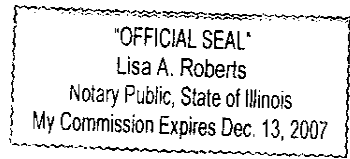
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State of Illinois, County of COOK ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ted Theodosindis also known as Ted Theodosiadis, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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 official seal, this 18th day of January 2005.

Commission expires December 18, 2007

[Handwritten Signature]
NOTARY PUBLIC



This instrument was prepared by ANTHONY DEMAS, ATTORNEY AT LAW, 5045 NORTH HARLEM AVENUE CHICAGO ILLINOIS

MAIL TO:

X Jimmy Rivera
1744 W. Augusta Blvd.
Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:

X Jimmy Rivera
1744 W. Augusta Blvd.
Chicago, IL 60622

Property of Cook County Clerk's Office

Exhibit A

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STREET ADDRESS: 1108 S. FRANCISCO

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 16-13-329-018-0000

LEGAL DESCRIPTION:

THE SOUTH 12.3 FEET OF LOT 2 AND THE NORTH 15 FEET OF LOT 3 IN BLOCK 3 IN HELEN CULVER'S DOUGLAS PARK RESUBDIVISION OF BLOCKS 25, 26 AND 27 IN G. W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

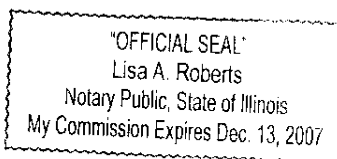
Dated January 18, 2005, Signature: Lal Theodorakis
Grantor or Agent

Subscribed and sworn to before me by the

said _____

this 18th day of January
2005

[Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

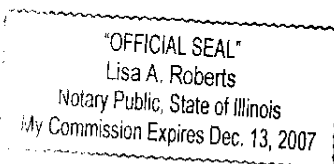
Dated January 18, 2005, Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said _____

this 18th day of January
2005

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]