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05046180200

RETURN TO:
LENDERS FIRST CHOICE
ATTN: RECORDING DEPT.
1100 ROYAL AVE.
STAM VALLEY, CA 93063

Doc#: 0504618020
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 02/15/2005 09:26 AM Pg: 1 of 4

Mail Tax Statements to:
Arthur Guice
10031 South Indiana Avenue
Chicago, IL 60628

Prepared By:
Lenders First Choice
ANNIE HIGGINS
3850 Royal Ave.
Stam Valley, CA 93063

WARRANTY DEED

THE GRANTOR Arthur Guice (Independent Administrator of the Estate of Dorothy G. Guice-Hall, Decedent of CHICAGO, County of COOK, State of Illinois for and in consideration of \$0.00, and other good and valuable considerations in hand paid,
CONVEY and WARRANT to Arthur Guice, married to Patricia A Guice

the following described real estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit A, attached legal description.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: encumbrances, conditions, and restrictions of record,

Permanent Real Estate Index Number(s): 25-10-311-011-0000

Address(es) of Real Estate: 10031 S INDIAN AVE, CHICAGO, IL 60628

Exempt under provisions of 65 ILCS 200/31-45, Paragraph E, Real Estate Transfer Tax Law.

12/29/04

Signature

S-Y
P-106
S-Y
M-Y
M.L.

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DATED this 29th day of December, 2004.
Please print or type name(s) below signature(s)

Arthur Guice, grantor (SEAL)
Arthur Guice, Grantor

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur Guice 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.

IMPRESS SEAL HERE

Given under my hand and official seal this 29th day of December, 2004
Commission expires June 3 2008

Gaynell Magaha
NOTARY PUBLIC
Gaynell Magaha



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SCHEDULE "A"

LOT 31 IN FREDERICK H. BARTLETT'S GREATER CHICAGO SUBDIVISION NO. 1 BEING A SUBDIVISION OF ALL OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL OF THAT PART OF THE SOUTH EAST 1/4 OF SAID SECTION 10 LYING WEST OF ADJOINING ILLINOIS CENTRAL RAILROAD RIGHT OF WAY (EXCEPTING THEREFROM THE NORTH 33.277 ACRES THEREOF) IN COOK COUNTY, ILLINOIS,

SOURCE OF TITLE: DOCUMENT 22811327
RECORDED: 08/09/1974

APN: 25-10-111-011-0000

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 title to real estate under the laws of the State of Illinois.

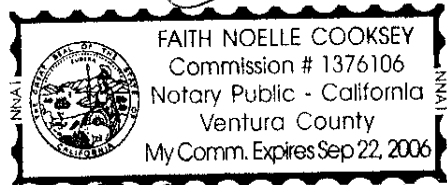
Dated Jan 13, 2004

Signature: _____

Grantor / Agent

Subscribed and sworn to before me

by the said Sheryl Ann
this 13th day of January, 2005
Notary Public Faith Noelle Cooksey



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 title to real estate under the laws of the State of Illinois.

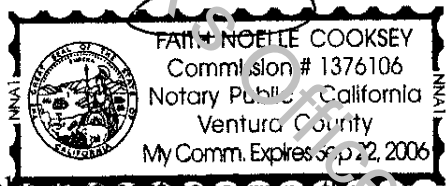
Dated Jan 13, 2004

Signature: _____

Grantee / Agent

Subscribed and sworn to before me

by the said Sheryl Ann
this 13th day of January, 2005
Notary Public Faith Noelle Cooksey



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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)