

# UNOFFICIAL COPY



Doc#: 0504826090  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 02/17/2005 12:33 PM Pg: 1 of 6

Property of Cook County Clerk's Office

## Warranty Deed

### Cover Sheet

O'Connor Title Services # 5048-0059

**BOX 162**

# UNOFFICIAL COPY

This document prepared by (and after recording )  
 return to): )  
 Name: **WILLIE D. ROSS** )  
 )  
 Address: **3052 E. 97<sup>TH</sup>** )  
**STREET** )  
 )  
 City, State, Zip: **CHICAGO, IL 60617** )  
 )

-----Above This Line Reserved For Official Use Only-----  
**26-06-426-032**  
 (Parcel Identification Number)

## WARRANTY DEED

**THE GRANTOR(S) WILLIE D. ROSS**, of the County of Cook, State of Illinois for valuable consideration of ten dollars (\$10.00), , cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto **WILLIE D. ROSS AND JOYCE ROSS**, husband and wife, whose address is **3052 E. 97<sup>TH</sup> STREET; CHICAGO, IL 60617**, hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

"SEE DESCRIPTION ATTACHED"

Prior instrument reference: Instrument # 0010787222, of the Recorder of Cook County, Illinois.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

TO HAVE AND TO HOLD to the said Grantees, not as tenants in common, but as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns, forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

**BOX 162**

O'Connor Title  
Services, Inc.

# 5048-0059

# UNOFFICIAL COPY

WITNESS Grantor(s) hand(s) this the 11<sup>th</sup> day of Feb, 2005.

Willie D. Ross  
Grantor  
WILLIE D. ROSS

STATE OF IL  
COUNTY OF COOK

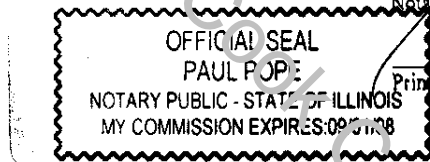
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

WILLIE D. ROSS

personally known to me to be the same person(s) whose name is/are 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 notarial seal this the 11<sup>th</sup> day of Feb, 2004.

(SEAL)



Paul Pope  
Notary Public  
PAUL POPE  
Print Name

COUNTY - ILLINOIS TRANSFER STAMPS

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

DATE: 02-11-05

Willie D. Ross  
WILLIE D. ROSS

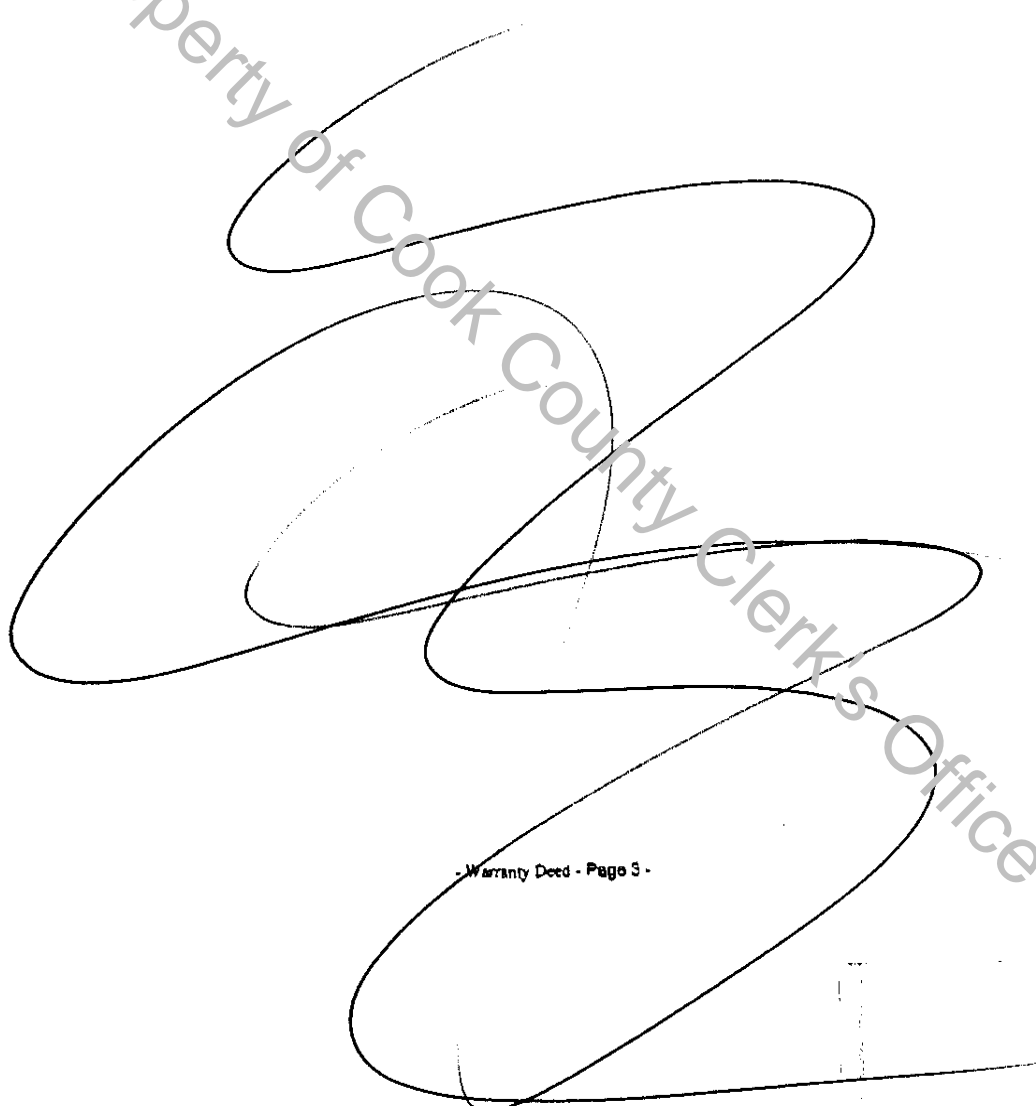
# UNOFFICIAL COPY

Grantor(s) Name, Address, phone:  
WILLIE D. ROSS  
3052 E. 97<sup>TH</sup> STREET  
CHICAGO, IL. 60617

Grantee(s) Name, Address, phone:  
WILLIE D. ROSS AND JOYCE ROSS  
3052 E. 97<sup>TH</sup> STREET  
CHICAGO, IL 60617

SEND TAX STATEMENTS TO GRANTEE

Property of Cook County Clerk's Office



- Warranty Deed - Page 3 -

## UNOFFICIAL COPY

## LEGAL DESCRIPTION:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CHICAGO IN THE COUNTY OF COOK, AND STATE OF Illinois AND BEING DESCRIBED IN A DEED DATED 08/02/01 AND RECORDED 08/27/01 AS INSTRUMENT NUMBER 0010787222, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

LOT:       BLOCK:

LOT 28 IN BLOCK 137 IN SOUTH CHICAGO SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL AND DOCK CO. OF ALL THAT PART OF SECTION 9 OF THE I.B.L. SOUTHWEST OF THE PITTSBURGH FORT WAYNE AND CHICAGO R.R. AND WEST OF THE CALUMET RIVER (EXCEPT THE LAND BELONGING TO THE NORTH WESTERN FERTILIZING CO.) ALSO THE NORTHEAST FRACTIONAL 1/2 AND THE EAST 2/3 OF THE NORTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, NORTH OF THE I.B.L., ALL IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 02-11-05 Signature: Willie S. Puro  
Grantor or Agent

Subscribed and sworn to before me by the

said \_\_\_\_\_  
this 11th day of FEB 2005

Paul Pope  
Notary Public



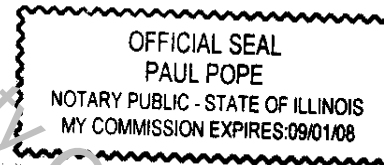
The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 02-11-05 Signature: Willie S. Puro  
Grantee or Agent

Subscribed and sworn to before me by the

said \_\_\_\_\_  
this 11 day of FEB 2005

Paul Pope  
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.]

NONREC