

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 0507702027
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/18/2005 07:48 AM Pg: 1 of 3

This Indenture, made
this 11th day of March, 2005,
between **Stephen H. Wassmann**,
a bachelor, party of the first part,
and **Gloria M. Simonelli**
and **Connie J. Simonelli**,
~~a married couple~~
of the second part,
WITNESSETH, that the party
of the first part, for and in consideration
of the sum of Ten 00/100 Dollars (10.00)
and good valuable consideration
in hand paid by the party of the second part, the receipt
whereof is hereby acknowledged, and pursuant to the power
bestowed upon the party of the first part, by these
presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT
unto the party of the second party as **JOINT TENANTS** not as
tenants in common and not as tenants by the entirety to
their heirs and assigns, FOREVER, all the following
described real estate situated in the County of Cook and
State of Illinois unknown and described as follows, to wit:

LEGAL DESCRIPTION:

LOT 14 IN SUBDIVISION OF BLOCK 7 (EXCEPT SOUTH 3 ACRES THEREOF) IN L.
TURNER'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST
1/4 OF SECTION 19, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditament and appurtenances
thereunto belonging, or in anyway appertaining, and the reversion and
reversions, remainder and remainders, rents, issues and profits
thereof, and all the estate, right, title, interest, claim or demand
whatsoever, of the party of the first part, either in law or in equity,
of, in and to the above described premises, against all persons
lawfully claiming, or to claim the same, by, through or under it, it
WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes not yet due and for subsequent years not yet due including taxes which may accrue by reason of new or additional improvements during the year of closing;
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record;
- (c) The Plat of Survey submitted herewith at closing;
- (d) Applicable Zoning and Building Laws and Ordinances;
- (e) Roads and Highways, if any;
- (f) Unrecorded public utility easements, if any;
- (g) Grantee's Mortgage, if any;
- (h) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

SP920543 A/H/wh

M

(3)
A/C


BOX 334 CTI

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



MAR. 16.05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000881

REAL ESTATE TRANSFER TAX
0066000
FP 103032

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. 16.05


REVENUE STAMP

000000944

REAL ESTATE TRANSFER TAX
0033000
FP 103034

CITY TAX

CITY OF CHICAGO



MAR. 16.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


000000399

REAL ESTATE TRANSFER TAX
0495000
FP 103033

UNOFFICIAL COPYPermanent Real Estate Index Number(s): 14-19-417-⁰⁰⁴044-0000

Address of Real Estate: 3447 North Marshfield, Chicago, IL, 60657.

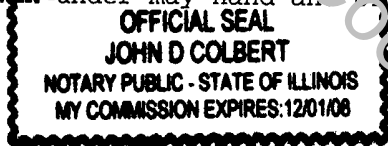
IN WITNESS WHEREOF, the affiant has caused his signature to be affixed hereto, this 11th day of March, 2005.

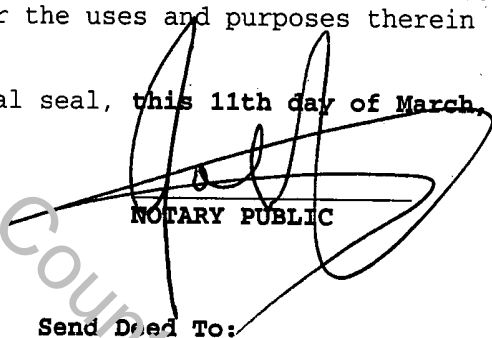

Stephen H. Wassmann

State of Illinois)
) SS
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Stephen H. Wassmann** 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 severally acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 11th day of March, 2005.




NOTARY PUBLIC

Send Subsequent Tax Bills to:

Gloria Simonelli
Name
3447 N. Marshfield
Address
Chicago, IL 60657
City, State and Zip

Send Deed To:

Melvin R. COILLIER
Name
4801 W. Peterson - STE 412
Address
Chicago, IL 60646
City, State and Zip

Prepared by:

John D. Colbert
Attorney at Law
4000 North Lincoln Avenue
Suite 201
Chicago, Illinois 60618
773-435-0173