

UNOFFICIAL COPY

PREPARED BY:

Anthony J. Trotto, Esq.
138 W. Irving Park Rd.
Wood Dale, IL 60191

MAIL TAX BILL TO:

Advantage Financial Partners, LLC,
2190 Gladstone Court
Suite E.
Glendale Heights, IL 60139

MAIL RECORDED DEED TO:

Anthony J. Trotto, Esq.
138 W. Irving Park Road
Wood Dale, IL 60191



Doc#: 0511634073
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 04/26/2005 02:46 PM Pg: 1 of 2

WARRANTY DEED Statutory (Illinois)

LEANA CASTRO, HUSBAND AND WIFE

THE GRANTOR(S), Steven M. Collazo, an ~~unmarried person~~ and Leana Castro, an ~~unmarried person~~, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Advantage Financial Partners, LLC, an Illinois limited liability company, of 2190 Gladstone Court, Suite E, Glendale Heights, IL 60139, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Lot 25 in Block 2 in Volk Brothers Mahler Estates, being a Subdivision of the Northwest 1/4 North and South of the Indian Boundary Line of Section 24, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 12-24-101-023-0000

Property Address: 3870 N. Ottawa Avenue, Chicago, IL 60634

Subject, however, to the general taxes for the year of 2004 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record. *AND JUDGMENT ENTERED IN CASE NO. 04 MC 131077*

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 14th Day of April 2005

Steven M. Collazo

Steven M. Collazo
Leana Castro

Leana Castro

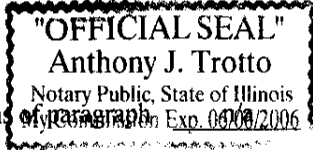
STATE OF Illinois)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Steven M. Collazo and Leana Castro, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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Warranty Deed - Continued

Given under my hand and notarial seal, this 14th Day of April 20 05




Notary Public
 My commission expires: 06/06/06


Exempt under the provisions of paragraph 1 of Article 13 of the Illinois Constitution of 1970.

CITY TAX
CITY OF CHICAGO

 APR. 26.05
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000005634
REAL ESTATE TRANSFER TAX
 00900.00
 FP326650

STATE TAX
STATE OF ILLINOIS

 APR. 26.05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000078767
REAL ESTATE TRANSFER TAX
 00220.00
 FP326669

CITY TAX
CITY OF CHICAGO

 APR. 26.05
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000005635
REAL ESTATE TRANSFER TAX
 00750.00
 FP326650

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

 APR. 26.05
 REVENUE STAMP

0000157829
REAL ESTATE TRANSFER TAX
 00110.00
 FP326670