

# UNOFFICIAL COPY

**WARRANTY DEED**  
**Statutory (Illinois)**  
**(Individual to Individual)**



Doc#: 0512314016  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 05/03/2005 07:22 AM Pg: 1 of 2

THE GRANTORS,  
Mario Casas and Madelin Casas,  
his wife, of the City of Chicago,  
County of Cook, State of Illinois  
for and in consideration of TEN  
(\$10.00) DOLLARS, and other  
good and valuable considerations  
in hand paid  
CONVEY and WARRANT to:

Above Space for Recorder's Use Only


James E. Girard  
905 N. 25<sup>th</sup> Ave., Melrose Park, Illinois 60160

the following described Real Estate situated in the County of Cook in the State of Illinois,  
to wit:

Parcel 1: Lots 1 and 2 (except the Northerly 8 feet thereof measured perpendicular to the Northerly line of said Lots) also the West 10 feet, measured at right angles of that part of the West 1/2 of vacated Dora Street lying Southerly of the Southerly line of the Northerly 8 feet, measured at right angles of Lot 1 extended Southeasterly and lying Northerly of the Northerly line of Franklin Avenue, in Block 49 in the Third Addition to Franklin Park, being a Subdivision in Sections 21 and 28, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

2

Permanent Index Number: 12-21-302-125 and 12-21-302-130

 This stamp processed pursuant to Section 7-10B-4 A (2) of the Franklin Park Village Code governing review of documents. DS  
4-11-05

The commonly known address is: 10204 Franklin Ave., Franklin Park, Illinois 60131


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

Subject to covenants, conditions, and restrictions of record (except as to race); public and utility easements; party wall and party driveway easements and agreements, if any; visible roads and highways, and general real estate taxes for 2004 and subsequent years.

**P.N.T.N.**


Dated this 15<sup>th</sup> day of April, 2005

  
MARIO CASAS

  
MADELIN CASAS

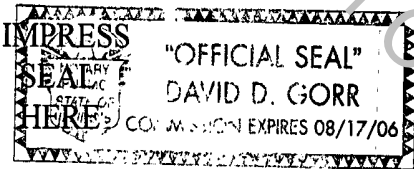
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STATE OF ILLINOIS)  
                                  )SS  
COUNTY OF COOK )

STATE OF ILLINOIS	APR. 28. 05	REAL ESTATE TRANSFER TAX
 <small>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</small>	# 0000017458	00342.00
		FP 103021

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mario Casas and Madelin Casas, his wife, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 15 day of April, 2005.



David D Gorr  
Notary Public

Commission expires: 8/17/06


This instrument was prepared by David D. Gorr, 205 W. Randolph St., #2150, Chicago, IL 60606

Mail to:

Erwin & Associates, LLC  
4048 N. Hermitage Ave., Ste. 101  
Chicago, IL 60613

Send Subsequent Tax Bills to:

James E. Girard  
10204 Franklin Ave.  
Franklin Park, Illinois 60131

COOK COUNTY REAL ESTATE TRANSACTION TAX	APR. 28. 05	REAL ESTATE TRANSFER TAX
 <small>REVENUE STAMP</small>	# 0000017468	00171.00
		FP 103025