

# UNOFFICIAL COPY

## WARRANTY DEED

~~Joint Tenancy Illinois Statutory~~



Doc#: 0518635305  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/05/2005 10:16 AM Pg: 1 of 3

### MAIL TO:

ESPERENZA RIVERA-VALENZUELA  
Attorney at Law  
5318 Martha Lane  
Oak Forest, IL 60452

### NAME & ADDRESS OF TAXPAYER:

RICARDO GARCIA  
6231 S. Parkside  
Chicago, IL 60638

### RECORDER'S STAMP

THE GRANTOR, ~~MARGARET WALSH~~, of Oak Lawn, Illinois, for and in consideration of TEN and 00/100 DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to:

~~RICARDO GARCIA & MARIA GARCIA, his wife~~

(GRANTEE'S ADDRESS) 2631 N. Campbell Avenue, Chicago, IL 60618

~~not in Tenancy in Common, but in JOINT TENANCY~~, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to-wit:

LOT 35 IN BLOCK 8 IN THIRD ADDITION TO CLEARING, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(This property is non-homestead property with respect to the Grantor.)

TO HAVE AND TO HOLD said premises ~~not in Tenancy in Common, but in Joint Tenancy forever.~~

Permanent Index Number(s): 19-17-431-009-0000

Property Address: 6231 S. Parkside Avenue, Chicago, IL 60638

DATED this 10th day of June, 2005.

Margaret Walsh (SEAL)  
MARGARET WALSH

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

T40.10/94

Legal Description:

BOX 334 CT

13/15-  
CNC  
WALSH  
19-17-431-009-0000

64829052

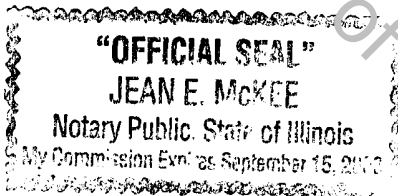
J  
156

# UNOFFICIAL COPY

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 *MARGARET WALSH*, 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 she signed, sealed and delivered the said instrument as her 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 10th day of June, 2005.



*Jean E. McKee*  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission expires on \_\_\_\_\_, 19\_\_\_\_

NAME & ADDRESS OF PREPARER:

**MATHIAS M. MATTERN**  
Attorney at Law  
3055 W. 111th St., 2N  
Chicago, IL 60655

COOK COUNTY - ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4, REAL ESTATE TRANSFER ACT

DATE: 6-10-05

*Mathias Mattern*

Seller or Representative

**\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap.55 ILCS 5/3-5020) and the name and address of the person preparing the instrument: (Chap.55 ILCS 5/3-5022).**

# UNOFFICIAL COPY

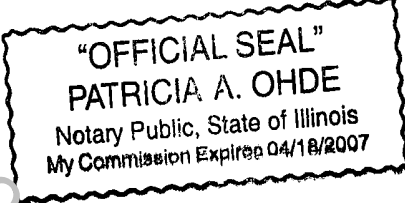
STATEMENT BY GRANTOR AND GRANTEE

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

Dated 6/23, 05 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Mary Ann Bunnell  
this 23 day of June  
2005

[Signature]  
Notary Public

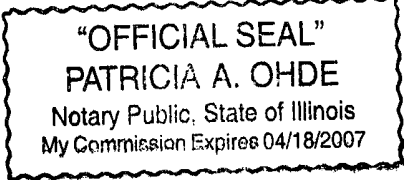


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 6/23, 05 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Mary Ann Bunnell  
this 23 day of June  
2005

[Signature]  
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.]