

# UNOFFICIAL COPY

**Mail to:**

Peter Burban, Esq.  
6820 W. Archer Ave.  
Chicago, IL 60638



**Send Subsequent Tax Bills To:**

Jose Delagarza  
3219 S. Archer Ave.  
Chicago, IL 60608

Doc#: 0518902047  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/08/2005 08:52 AM Pg: 1 of 3

**Warranty Deed**

**The Grantor**

**JOAN SIPICH,**  
divorced and not  
since remarried

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) and no/100 Dollars, and other good and valuable consideration in hand paid,

**CONVEYS AND WARRANTS** to <sup>JOSEPH</sup> JOSE DELAGARZA, Chicago, Illinois, <sup>X AND WIFE DELAGARZA, AS JT. TENANTS</sup> the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal description attached as Exhibit A.

Subject to taxes for the year 2004 and subsequent years; building lines and easements of record, if any; covenants, conditions and restrictions of record, if any and Declaration of Condominium

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

**Permanent Real Estate Index Number:** 17-31-212-010

**Common Address:** 3219 S. Archer Ave. Chicago, IL 60608

**This instrument prepared by:**

Harvey L. Teichman, 2500 West Higgins Road, Suite 1131, Hoffman Estates, IL 60195

Dated this 14<sup>th</sup> day of June, 2005

*Joan Sipich by  
Mark [Signature]  
her attorney in fact*

Joan Sipich

Attorneys' Title Guaranty Fund, Inc.  
33 N. Dearborn, Suite 650  
Chicago, Illinois 60606  
(312) 375-1735

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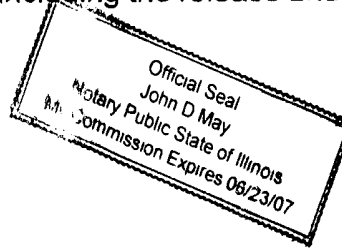
State of Illinois,

SS,

County of Cook


I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **JOAN SIPICH**, divorced and not since remarried by **MARK SIPICH** her attorney in fact pursuant to Power of Attorney,, is 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 official seal, this 14<sup>th</sup> day of June, 2005





My commission expires on \_\_\_\_\_


Notary Public

STATE TAX  JUN.28.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000001681	REAL ESTATE TRANSFER TAX
		0031000
	#	FP326652

COOK COUNTY REAL ESTATE TRANSACTION TAX COUNTY TAX  JUN.28.05 REVENUE STAMP	# 000016924	REAL ESTATE TRANSFER TAX
		0015500
	#	FP326665

CITY TAX  JUN.28.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000008203	REAL ESTATE TRANSFER TAX
		0090000
	#	FP326650

CITY TAX  JUN.28.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0028000000	REAL ESTATE TRANSFER TAX
		0090000
	#	FP326650

CITY TAX  JUN.28.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000008205	REAL ESTATE TRANSFER TAX
		0052500
	#	FP326650

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## EXHIBIT A

LOT 9 IN LEHMER'S SUBDIVISION OF BLOCK 9 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST ½ OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #

17-31-212-010

COMMON ADDRESS:

3219 S. Archer Ave.  
Chicago, IL 60608

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