

**Warranty Deed** 

Doc#: 0521618047

Eugene "Gene" Moore Fee: \$26.50 Cook County Recorder of Deeds Date: 08/04/2005 10:48 AM Pg: 1 of 2

**ILLINOIS** 

Above Space for Recorder's Use Only

THE GRANTOR(s) LEF GIO SANCHEZ, married to KARINA SANCHEZ, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARP NT(s) to Juan G. Leon, a single man, of 4400 S. Homan, Chicago, Illinois 60629, as an individual, the following descripted Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), 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; PRIVATE, PUBLIC AND UTILITY EASEMENTS; ROADS AND HIGH WAYS; PARTY WALL RIGHTS AND AGREEMENTS; EXISTING LEASES AND TENANCIES; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UN-CONFORMED SPECIAL TAXES OR ASSESSMENTS; GENERAL TAXES FOR THE YEAR 2004 AND SUBSEQUENT YEARS.

Permanent Real Estate Index Number(s): 19-12-313-036-000(7.19-12-313-037-0000 Address (es) of Real Estate: 5244-48 S. Francisco, Chicago, Illimus 50632.

The date of this deed of conveyance is June 24, 2005.

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(SEAL) SERGIO SANCHEZ	(SEAL) KARINA SANCHEZ
	0°
(SEAL)	(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SERGIO SANCHEZ 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.

Given under by hand and official seal

Notary Public

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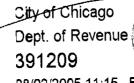
0521618047 Page: 2 of 2

## **UNOFFICIAL COP**

## LEGAL DESCRIPTION

For the premises commonly known as 5244-48 S. Francisco, Chicago, Illinois 60632

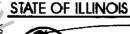
LOTS 16 AND 17 IN PETRZILEK BROTHERS RESUBDIVISION OF BLOCK 6 IN W.H. PHARE'S SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED AUGUST 23, 1991 AS DOCUMENT 91434693, IN COOK COUNTY, ILLINOIS.



Real Estate. Transfer Stamp

\$1,200.00

08/02/2005 11:15 Batch 11865 47



AUG.-2.05

REAL STATETRANSFERTAX

REAL ESTATE <u>Transfer tax</u>

0016000

FP326669

## COOK COUNTY

AUG.-2.05

REAL ESTATE RANSFER TAX

0006000

FP326670 SOM CO

This instrument was prepared by:

Cardenas & Yashar, P.C. Attorneys at Law 829 North Milwaukee Avenue Chicago, Illinois 60622

Send subsequent tax bills to:

Mr. Juan G. Leon 5244-48 S. Francisco Chicago, Illinois 60632 Recorder-mail recorded document to:

Mr. David Richardson Attorney at Law 4124 W. 63<sup>rd</sup> Street Chicago, Illinois 60629