



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) SERGIO 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 WARRANT(s) to Juan G. Leon, a single man, of 4400 S. Homan, Chicago, Illinois 60629, as an individual, the following described 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 HIGHWAYS; 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): 19-12-313-036-0000/19-12-313-037-0000
Address (es) of Real Estate: 5244-48 S. Francisco, Chicago, Illinois 50632.

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

Sergio Sanchez

(SEAL) SERGIO SANCHEZ

Karina Sanchez

(SEAL) KARINA SANCHEZ

(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 my hand and official seal
Ramon J. Rivera

Notary Public

Doc 5-1101-Name


2


UNOFFICIAL COPY

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 1/2 OF THE SOUTHWEST 1/4 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.

City of Chicago  Real Estate
 Dept. of Revenue Transfer Stamp
 391209 \$1,200.00
 08/02/2005 11:15 Batch 11865 47

STATE OF ILLINOIS
 STATE TAX  AUG.-2.05
 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
 # 0000084068

REAL ESTATE TRANSFER TAX
0016000
FP326669

COOK COUNTY
 COUNTY TAX  AUG.-2.05
 REAL ESTATE TRANSACTION TAX REVENUE STAMP
 # 0000167226

REAL ESTATE TRANSFER TAX
0008000
FP326670

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 rd Street Chicago, Illinois 60629
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