

UNOFFICIAL COPY

Warranty Deed



ILLINOIS

Doc#: 0524908161 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/06/2005 02:32 PM Pg: 1 of 2

TICOR TITLE 571384

TICOR TITLE

Above Space for Recorder's Use Only

2

THE GRANTOR, Diane M. Valdez, married to James F. Valdez, of the Village of Oak Lawn, 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, CONVEYS and WARRANTS to Catherine Anderson, 5414 S. Christiana, Chicago, Illinois 60632 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: General taxes for 2004 and subsequent years; Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

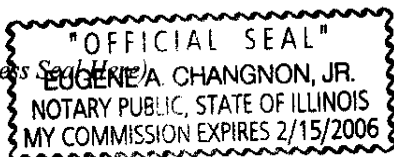
Permanent Real Estate Index Number: 24-08-200-087-1074
Address of Real Estate: 9601 S. Austin Ave.#3N, Oak Lawn, Illinois 60453

The date of this deed of conveyance is August 17, 2005.

Diane M. Valdez (SEAL)

James F. Valdez (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 Diane M. Valdez, married to James F. Valdez, personally known to me to be the same persons whose names are 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.



(Impress Seal Here)

EUGENE A. CHANGNON, JR.
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/15/2006

Given under my hand and official seal August 17, 2005

Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as 9601 S. Austin Ave.#3N, Oak Lawn, Illinois 60453

UNIT NUMBER 1305-6 IN THE PINES OF OAK LAWN CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART LYING SOUTHEASTERLY OF THE SOUTHWEST HIGHWAY OF THE NORTH 788.00 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BEVERLY BANK AS TRUSTEE UNDER TRUST NUMBER 8-4730 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23288823 TOGETHER WITH PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE FILING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS.

Village of Oak Lawn Real Estate Transfer Tax \$50

Village of Oak Lawn Real Estate Transfer Tax \$500

Village of Oak Lawn Real Estate Transfer Tax \$200

Village of Oak Lawn Real Estate Transfer Tax \$20

Village of Oak Lawn Real Estate Transfer Tax \$20

STATE TAX

STATE OF ILLINOIS
SEP - 6.05
COOK COUNTY

0000020568

REAL ESTATE TRANSFER TAX
0015800
FP351009

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP - 6.05
REVENUE STAMP

0000021582

REAL ESTATE TRANSFER TAX
0007900
FP351021

This instrument was prepared by:
Eugene A. Changnon, Jr.
Eugene A. Changnon, Jr., P.C.
5828 S. Archer Ave
Chicago, IL 60638

Send subsequent tax bills to:
Catherine Anderson
9601 S. Austine Ave.#3N
Oak Lawn, Illinois 60453

Recorder-mail recorded document to:
Frank J. Edelen
10135 S. Roberts Rd.
Palos Hills, IL 60465