

UNOFFICIAL COPY



Doc#: 0530533252 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/01/2005 01:29 PM Pg: 1 of 5

WARRANTY DEED

Statutory (ILLINOIS)
Individual to Individual

DJG

SA 382600

THE GRANTOR: **DION BUTCHER**, single and not since married of Chicago, Illinois and for and in consideration of \$10.00 (ten dollars and no cents) and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to

MANUEL TORRES, single and never married, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 4 (EXCEPT THE EAST 5 FEET THEREOF) IN BLOCK 2 IN MARTIN LEWIS SUBDIVISION OF THE WEST 5 ACRES NORTH OF BARRY POINT ROAD OF THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

SUBJECT TO: General taxes for 2004 (2nd Installment) and subsequent years; covenants, conditions, restrictions and easements of record if any; Public, private and utility easements of record, if any.

PERMANENT INDEX NUMBER: 16-13-107-059-0000

Property Address: 3169 West Monroe
Chicago, Illinois 60612

Dated this 26th day of Septem, 2005.

 (Seal)

PJA FOR **DION BUTCHER**

_____ (Seal)

BOX 334 CT1

SKg

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

OCT. 25. 05

0000014189

REAL ESTATE TRANSFER TAX
00380.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 REVENUE STAMP

OCT. 25. 05

000001182

REAL ESTATE TRANSFER TAX
00190.00
FP 103034

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

OCT. 25. 05

0000004932

REAL ESTATE TRANSFER TAX
02850.00
FP 103033

Office of Cook County Clerk's Office

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STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DION BUTCHER 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 he signed, sealed and delivered the instrument as a 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 28, day of September, 2005

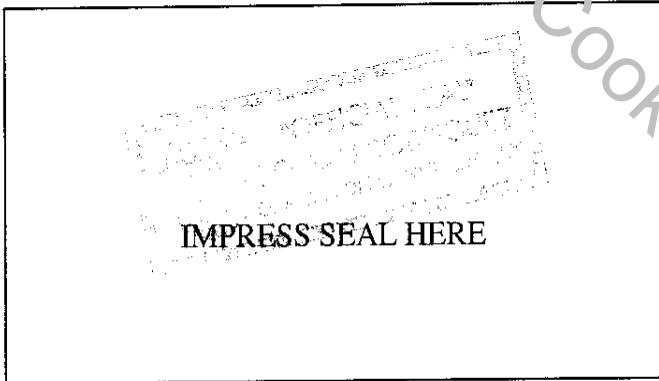
Commission Expires 2-8-09 _____
Notary Public

MAIL TO:

Mr. Manuel Torres
~~3169 West Monroe~~ 8141 45TH ST
Chicago, IL ~~60612~~ LYONS IL 60534

SEND SUBSEQUENT TAX BILLS:

Mr. Manuel Torres
~~3169 West Monroe~~ 8141 45TH ST
Chicago, IL ~~60612~~ LYONS IL 60534



COOK COUNTY, ILLINOIS TRANSFER STAMP

If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:

Chelsey Robinson
OWENS & ROBINSON
150 North Michigan Avenue, Suite 2800
Chicago, Illinois 60601

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AFFIDAVIT REGARDING RETURN OF EARNEST MONEY

I, DION BUTCHER, hereby certify and affirm that the real estate contract dated May 25, 2005 between myself, DION BUTCHER and TENSKAW HARDING for the purchase of the property commonly known as 3169 West Monroe, Chicago, Illinois 60612 was terminated and cancelled on or about July 8, 2005. I, DION BUTCHER, returned all earnest monies received to TENSKAW HARDING.

9-28-05
DATE

Chelsey
POA for DION BUTCHER

Subscribed and sworn to before me this

28 day of September, 2005

[Signature]
Notary Public

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ALTA STATEMENT

Commitment to Insure Title No. _____

The Owner/Seller and Purchaser certify to Attorneys' Title Guaranty Fund, Inc. that, with respect to the land described in the above Commitment to Insure Title, and to their best knowledge and belief:

1. Within the last six (6) months: (a) no labor, services, or materials have been furnished to improve the land, or to rehabilitate, repair, refurbish, or remodel the building(s) situated on the land; (b) nor have any goods, chattels, machinery, apparatus, or equipment been attached to the land or building(s) thereon, as fixtures; (c) nor have any contracts been let for the furnishing of labor, service, materials, machinery, apparatus, or equipment that are to be completed subsequent to the date hereof; (d) nor have any notices of lien been received, except the following, if any: _____
2. There are no open mortgages, revolving credit mortgages, line of credit mortgages, home equity loan mortgages, or other voluntary liens or mortgages on title, other than those shown on Schedule B of the Commitment to Insure Title, except the following, if any: _____
3. All management fees are fully paid, except the following, if any: _____
4. There are no unrecorded security agreements, leases, financing statements, chattel mortgages, or conditional sales agreements regarding any appliances, equipment, or chattels that have or are to become attached to the land or any improvements thereon as fixtures, except the following, if any: _____
5. There are no unrecorded contracts or options to purchase the land, except the following, if any: _____
6. There are no unrecorded leases, easements, or other servitudes to which the land or building, or portions thereof, are subject, except the following, if any: _____
7. If the land is "commercial real estate," as defined per statute, there are no written agreements with any "broker," nor has anyone provided licensed services that resulted in the procuring of a person or entity for the purpose of buying, selling, leasing, subleasing, or otherwise conveying or acquiring any interest in the land, except the following, if any: _____

Any person or entity signing this Statement who is also the mortgagor in a mortgage to be insured under a Mortgage Policy to be issued pursuant to the above Commitment to Insure Title certifies that the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the mortgage and obligations to sell, pledge, or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgee thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative, or assigns.

The Owner/Seller and the Purchaser make this Statement for the purpose of inducing Attorneys' Title Guaranty Fund, Inc. to issue Owner and Mortgagee Title Insurance Policies with respect to the land described in the above Commitment to Insure Title.

Dated: Chicago 9-28-05

Owner/Seller
Chris Robin
as per attorney for

Purchaser
Manuel Lopez

NOTARY 0.078.121

NOTARY

Subscribed and sworn to before me this _____ day of _____, _____ Year

Subscribed and sworn to before me this _____ day of _____, _____ Year

Notary Public

Notary Public

LENDER'S DISBURSEMENT STATEMENT

The Lender hereby certifies to Attorneys' Title Guaranty Fund, Inc., that on the _____ day of _____, _____, complete

and final disbursement of the proceeds of the loan secured by the mortgage to be insured pursuant to above Commitment to Insure Title was made to or on the order of the mortgagors; and that the Lender has no knowledge nor does the Lender require that the proceeds of the loan are to be used to pay for labor and material in the making of future improvements or repairs on the land described in the mortgage or upon any building located thereon. Attorneys' Title Guaranty Fund, Inc. is authorized and directed to issue its Mortgagee Title Insurance Policy as of a date no earlier than the date of the complete and final disbursement set forth above.

Lender: _____

Loan No.: _____

By: _____