

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

(Individual to Individual)



Doc#: 0531841161 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/14/2005 03:25 PM Pg: 1 of 3

MTC # 2064535 1 of 2

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

Eduardo Leon, married to Josie P. Leon
3021 Columbus Avenue
Sherman Oaks, CA 91403

of the City of Sherman Oaks County of Los Angeles
State of California for and in consideration of
Ten (\$10.00) DOLLARS, and other good and
valuable considerations
in hand paid,

CONVEY s and WARRANT s to

Jhenny Cepeda, an unmarried woman
5148 North LeClaire
Chicago, Illinois 60630

(Names and Address of Grantee)

the following described Real Estate situated in the County of
Cook in the State of Illinois, to wit:

Above Space for Recorder's Use Only

As legally described in Exhibit A attached hereto and made a part hereof

* THIS PROPERTY DOES NOT CONSTITUTE HOMESTEAD PROPERTY.

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,

Document No.(s):

; and to General Taxes for 2004 and subsequent years.

Permanent Real Estate Index Number(s): 17-10-219-027-1455

Address(es) of Real Estate: 480 North McClurg Ct., Unit #314, Chicago, Illinois 60611

DATED this: 28th day of October 2005

Please print or type name(s) below signature(s)

X Eduardo Leon (SEAL)

Eduardo Leon

(SEAL)

(SEAL)

(SEAL)

M.G.R. TITLE

Property of Cook County Clerk's Office

UNOFFICIAL COPY

INDIVIDUAL TO INDIVIDUAL
Warranty Deed

City of Chicago
Dept. of Revenue
404495
\$1,335.00
Real Estate Transfer Stamp
11/10/2005 10:45 Batch 02240 2



STATE OF ILLINOIS

STATE TAX



NOV. 10.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000028452

REAL ESTATE TRANSFER TAX
0017800
FP326660

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV. 10.05

REVENUE STAMP

0000176757

REAL ESTATE TRANSFER TAX
0008900
FP326670

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 _____

Eduardo Leon married to Josie P. Leon

personally known to me to be the same persons, whose name s 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.



Given under my hand and official seal, this 28th day of October 2005

Commission expires 5-10 2007

Constantine Kalamatianos
NOTARY PUBLIC

This instrument was prepared by Dean Kalamatianos, 1730 W. Carroll Ave., Chicago, Illinois 60612

JHENNY CEPEDA
(Name)

MAIL TO:

5148 N. LeClaire Ave.
(Address)

CHICAGO IL 60630
(City, State and Zip)

SEND SUBSEQUENT BILLS TO:

JHENNY CEPEDA
(Name)

480 N. McClurg Ct #314
(Address)

CHICAGO IL 60611
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 314-N IN CITYVIEW CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF CITYVIEW CONDOMINIUMS OF THE FOLLOWING DESCRIBED REAL ESTATE:

CITY FRONT PLACE CENTER RESUBDIVISION IN THE NORTH FRACTION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97804544, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 28, 1997 AS DOCUMENT NUMBER 97804543.

THIS CONVEYANCE IS SUBJECT ONLY TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.