

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**



Doc#: 0534118021 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/07/2005 11:17 AM Pg: 1 of 2

TD6261583  
Mundell  
CNC 10/4 no ab 3

THE GRANTOR(S), JOHN FERNANDEZ AND NICOLE FERNANDEZ, husband and wife, of 3854 N. Greenview Avenue, Chicago, IL 60613 for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to

FRANK TALBERT, married to Noemi Talbert, (GRANTEE'S ADDRESS) 3057 N. Clifton Avenue, Unit 2, Chicago, Illinois 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 30.00 FEET OF THE NORTH 60.00 FEET OF LOTS 6 AND 7, TAKEN AS A TRACT IN BLOCK 6 IN LAKE VIEW HIGH SCHOOL SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2004 and subsequent year(s)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-20-105-048-0000  
Address(es) of Real Estate: 3854 N. Greenview Avenue, Chicago, Illinois 60613

Dated this 15<sup>th</sup> day of November, 2005

John Fernandez  
  
Nicole Fernandez

Box 334

CITY OF CHICAGO

CITY TAX



DEC.-7.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000007047

REAL ESTATE TRANSFER TAX
08025.00
FP 102805

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STATE OF ILLINOIS, COUNTY OF IL ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Fernandez and Nicole Fernandez, husband and wife, personally known to me to be the same person(s) 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 15 day of NOV, 2005.



*Carolyn Brouette* (Notary Public)

**Prepared By:** Cherie E. Thompson, Esq.  
19 S. LaSalle St., Suite 302  
Chicago, Illinois 60603

**Mail To:**  
Mr. Brian E. Lewis, Esq.  
175 West Jackson Boulevard, Suite 240  
Chicago, Illinois 60604

**Name & Address of Taxpayer:**  
Frank Talbert  
3854 N. Greenview Avenue  
Chicago, Illinois 60613

