

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0602622053 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/26/2006 01:34 PM Pg: 1 of 3

This document prepared by (and after recording return to):

Name: German & Wanda Melendez  
Firm/Company: n/a  
Address: 7916 West Fullerton Avenue  
City, State, Zip: Elmwood Park, IL 60707  
Phone: 708-452-4601

### MAIL SUBSEQUENT TAX BILLS TO ADDRESS ABOVE

PIN NUMBER: 12-25-326-030-0000

**THE GRANTORS**, German and Wanda Melendez, husband and wife, of the city of Elmwood Park, County of Cook, State of Illinois for valuable consideration of Ten (\$10.00) and no/100 DOLLARS, and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto Asset Reserves, Inc. and Evelyn Berrios as Co-Trustees, whose address is 7916 W. Fullerton Ave, Elmwood Park, Illinois 60707 as Co-Trustees of the Switzerland Trust, dated December 23, 2004, hereinafter "GRANTEE", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to wit:

Lot 87 (except the East 242 25 feet thereof) in Mont Clare Home Addition, a Subdivision of the West 1/2 of the South West 1/4 of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, lying South Of the Chicago, Milwaukee and St. Paul Railroad, in Cook County, Illinois.

Commonly known as: 7916 West Fullerton Avenue, Elmwood Park, Illinois 60707

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

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor hand this 19th day of January, 2006.

German E. Melendez, Grantor

Wanda Melendez, Grantor



Village of Elmwood Park  
Real Estate Transfer Stamp

exempt 1-06

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STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT German and Wanda Melendez 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 each signed, sealed and delivered the said instrument as their free and voluntary acts, 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 the 19<sup>th</sup> day of January, 2006.

Katy Heider  
Notary Public

{Seal}

Katy Heider  
Print Name



My commission Expires:

8/23/09

Exempt under provisions of Paragraph (e) Section 4, Real Estate Transfer Act

**Grantor Name , Address, Phone:**

German and Wanda Melendez  
7916 W. Fullerton Avenue  
Elmwood Park, IL 60707  
708-452-4601

**Grantee Name, Address, Phone:**

Switzerland Trust  
Asset Reserves, Inc Co-Trustee  
Evelyn Berrios, Co-Trustee  
Dated December 23, 2004  
7916 W. Fullerton Avenue  
Elmwood Park, IL 60707

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## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** of his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 19, 2006

Signature: *German E. Melendez*  
German E. Melendez, Grantor

Subscribed and sworn to before me  
By the said Grantor  
This 19th, day of January, 2006.  
Notary Public Katy Heider



Signature: *Wanda Melendez*  
Wanda Melendez, Grantor

Subscribed and sworn to before me  
By the said Grantor  
This 19th, day of January, 2006.  
Notary Public Katy Heider



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 19, 2006

Signature: *Evelyn Berrios*  
Evelyn Berrios, Co-Trustee, Grantee

Subscribed and sworn to before me  
By the said Grantee  
This 19th, day of January, 2006.  
Notary Public Katy Heider



**Note:** Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)