



Doc#: 0606648194 Fee: \$26.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/07/2006 02:48 PM Pg: 1 of 2

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[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Warranty Deed

Date of this Document: February 17, 2006

Reference Number of Any Related Documents:

Grantor(s):

Name: Michael K. Austrins and Lara A. Austrins (fka Rutenbergs), his wife
Street Address: 5318 W. Hutchinson St.
City/State/Zip: Chicago, Illinois 60641

City of Chicago
Dept. of Revenue
422365
03/01/2006 15:26 Batch 06292 79
Real Estate
Transfer Stamp
\$2,542.50



Grantee(s):

Name: Juan Colon, Single
Street Address: 5352 W. Berenice Ave.
City/State/Zip: Chicago, Illinois 60641

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): Lot 5, Block 14, Section 16, Township 40 North, Range 13
Property Address: 5318 W. Hutchinson St. Chicago, IL 60641
Assessor's Property Tax Parcel/Account Number(s): 13-16-310-031-0000

For good consideration, we Michael K. Austrins and Lara A. Austrins (fka Rutenbergs); his wife, of 5318 W. Hutchinson Street, Chicago, County of Cook State of Illinois, hereby bargain, deed and convey to Juan Colon of 5352 W. Berenice Avenue, Chicago, County of Cook, State of Illinois, the following described land in Cook County, free and clear with WARRANTY COVENANTS; to wit:

LOT FIVE (5) IN THE RESUBDIVISION OF LOTS TWENTY-FIVE (25) TO FORTY-EIGHT (48) INCLUSIVE OF BLOCK FOURTEEN (14) OF GARDNERS ADDITION TO MONTROSE, A SUBDIVISION OF THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to:

1. Easements, covenants and restrictions of record;
2. General real estate taxes for 2005 and subsequent years.

1 of 3
00060433
2-17-06

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Grantor(s), for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor(s) is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor(s) and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor(s), will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor(s) and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

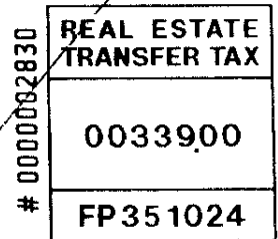
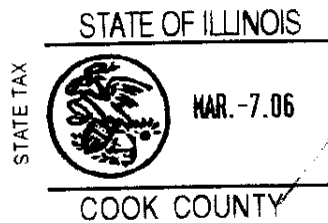
Being the same property conveyed to the Grantor(s) by warranty deed dated May 24, 2000.

WITNESS that hands and seal of said Grantor(s) this 17 day of February, 2006.

Michael K. Austrins
Grantor, Michael K. Austrins

Lara A. Austrins
Grantor, Lara A. Austrins (fka Rutenbergs)

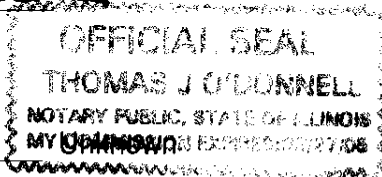
State of Illinois
County of Cook



On February 17, 2006, before me, Michael K. Austrins and Lara A. Austrins (fka Rutenbergs), his wife, personally known to me, appeared before me and acknowledged to me that they executed the same in their authorized capacities, and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Thomas J. O'Donnell
Signature



Affiants XX Known

ID Produced _____
(Seal)

Prepared by: Thomas J. O'Donnell, Attorney at Law
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