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

Sandra Young, Esq.
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File: TC06-01863

For recorder's use only

Doc#: 0612802101 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Date: 05/08/2006 09:05 AM Pg: 1 of 3

Cook County Recorder of Deeds

TRISTAR-TITLE, 12C
7358 LINCOLN AVE., SU TF 120
LINCOLNWOOD, IL 60712

WARRANTY DEED

The GRANTOR _IUZ AYALA_ for and in valuable consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, CONVEY AND WARRANT unto _ANA CORTES_ (hereinafter "the GRANTEE") the following real estate, together with any improvements located thereon, lying in the county of _Cook_, State of Illinois to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Real Estate Index Number(s): 16-15-4/1-032-0000 Address(es) of Real Estate: 726 SOUTH KARLOV AVE, CHICAGO, ILLINOIS 60624

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

SUBJECT to real estate taxes and assessments for the current year and subsequent years, 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 assigns forever with the rents, profits, fixtures and other appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE, its heirs and assigns, 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; that GRANTOR and its heirs, and all persons acquiring any interest in the property granted, through or for GRANTOR, will, on demand of GRANTEE, or its heirs or assigns, and at the GRANTOR'S expense, its heirs or assigns, execute any

City of Chicago Real Estate

Dept. of Revenue Transfer Stamp

430707 \$1,132.50

04/28/2006 14:46 Batch 07280 104

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instrument necessary for the further assurance of the title to the premises that may be reasonably required; and to forever warrant and defend the title to the said lands against all claims whatever.

DATED this 13th day of March	<u>06</u> .
GRANTOR: JUZ MOLO. LUZ AYALA	·
STATE OF ILLINOIS) COUNTY OF COOK)	
personally known to me to be the same personal to be t	on(s) whose name(s) is/are subscribed to the is day in person, and acknowledged the e said instrument as his/her (their) free and ein set forth, including the release and waiver
Given under my hand and official seal this	day of March, "O F F I C I A L S E A L" ERIC BERGSRUD NOTARY PUBLIC, STATE OF ILLINOIS
My commission expires 5/17 Grantor's Name. Address and	200/0. NOTARY POBLIC, STATE OF ILLINOIS OF A COMMISSION EXPIRES 3/17/2010 Grantee's Name, Address at d
Telephone Number	Telephone Number
	Ana Cortes 7d6 5 Karlov Au. Chicago IL 60624
SEND TAX STATEMENTS TO CDANTE	

REAL ESTATE TRANSFERIDE **Lb35eee0** STATE TAX 00,121,00 90.2-.YAM REAL ESTATE
XAT REPRESENTANT STATE OF ILLINOIS

FP326670 REVENUE STAMP 0000189236 0937000 90.2-.YAH REAL ESTATE
XAT REPUBLIES
XAT COOK COUNTY

__0612802101D Page: 3 of 3

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LOT 14 IN BLOCK 3 IN MUNSON'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 726 SOUTH KARLOV AVE, CHICAGO, ILLINOIS 60624

PIN#: 16-15-411-032-0000

Property of Cook County Clark's Office