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First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

STEWART TITLE OF ILLINOIS

2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

480570
143



Doc#: 0622802028 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/16/2006 07:39 AM Pg: 1 of 3

THE GRANTOR(S) Andrew Ezell and Evelyn S. Ezell, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Arnoldo Nevarez, Jr., of 711 N. Paulina, Chicago, IL 60622 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

-Husband + WIFE

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

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): 19-24-210-008-0000
Address(es) of Real Estate: 6423-25 S. Washtenaw, Chicago, IL 60629

Dated this 30 day of JUNE, 20 06

Andrew Ezell
Andrew Ezell

Evelyn S. Ezell
Evelyn S. Ezell

zpb

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NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Waiver of Homestead. In accordance with Illinois law, the Borrower hereby releases and waives all rights under and by virtue of the Illinois homestead exemption laws.

25. Placement of Collateral Protection Insurance. Unless Borrower provides Lender with evidence of the insurance coverage required by Borrower's agreement with Lender, Lender may purchase insurance at Borrower's expense to protect Lender's interests in Borrower's collateral. This insurance may, but need not, protect Borrower's interests. The coverage that Lender purchases may not pay any claim that Borrower makes or any claim that is made against Borrower in connection with the collateral. Borrower may later cancel any insurance purchased by Lender, but only after providing Lender with evidence that Borrower has obtained insurance as required by Borrower's and Lender's agreement. If Lender purchases insurance for the collateral, Borrower will be responsible for the costs of that insurance, including interest and any other charges Lender may impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be added to Borrower's total outstanding balance or obligation. The costs of the insurance may be more than the cost of insurance Borrower may be able to obtain on its own.

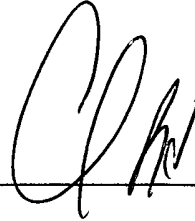
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew Ezell and Evelyn S. Ezell, 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 30 day of JUNE, 2006.

Official Seal
Cari B Boyd
Notary Public State of Illinois
My Commission Expires 01/13/2009



(Notary Public)

Prepared by:
Starks & Boyd, P.C.
11528 S. Halsted
Chicago, IL 60628
(773) 995-7900

MAIL TO →

Mail To:
Arnoldo Nevarez
711 N. Paulina
Chicago, IL 60622

Name and Address of Taxpayer:
Arnoldo Nevarez, Jr.
711 N. Paulina
Chicago, IL 60622

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
AUG. 10.05

0000035252
REAL ESTATE TRANSFER TAX
00387.00
FP 102804

CITY TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
AUG. 11.06

0000019420
REAL ESTATE TRANSFER TAX
02902.50
FP 102807

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 11.06
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00193.50
FP 102810
725300000