

UNOFFICIAL COPY



Doc#: 0636135084 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/27/2006 01:33 PM Pg: 1 of 2

WARRANTY DEED

(Individual to Individual)

Above Space for Recorder's use only

THIS AGREEMENT, made this 27th day of October, 2006, between **Christopher Sisiliano**, a married individual, resident of the City of Chicago, Seller, and **Carlos L. Garcia**, resident of the City of Chicago, State of Illinois, Buyer, WITNESSETH, that Seller, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Buyer, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Buyer, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 18 AND THE EAST 1/2 OF LOT 19 IN BLOCK 3 IN JOHNSON'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 17-19-302-000-0000
17-19-302-017-0000

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Buyer, his heirs and assigns forever.

Seller, for themselves and their successors, do covenant, promise and agree, to and with Buyer, his heirs and assigns, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under them, they WILL WARRANT AND DEFEND, subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. Covenants, conditions, agreements, building lines and restrictions of record, so long as they do not interfere with the current use and enjoyment of the real estate;
3. Applicable building and zoning laws, statutes, ordinances and restrictions;
4. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee and
5. Grantee's mortgagee.

Address of real estate: 2317 West 18th Street, Chicago, Illinois 60608

IN WITNESS WHEREOF, said Sellers have caused their signatures to be hereto affixed, the day and year first above written.

Christopher Sisiliano

* THIS IS NOT Homestead Property

BOX 334 CTI

CA 8907106 MOUNT

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COUNTY OF COOK)
STATE OF ILLINOIS)

I, Mary L. ... Notary Public in and for the above County and State, DO HEREBY CERTIFY that Christopher Sisiliano, personally known to me to be the same persons whose name is subscribed to the within Deed appeared before me this day in person and acknowledge that he had signed, sealed and delivered the Deed as his free and voluntary act, and as the free and voluntary act for the purpose and uses above stated.

Dated: 10/30/06

MAIL TO and SEND SUBSEQUENT TAX BILL TO:

CARLOS GARCIA
510 S. OAKLEY
CHICAGO, IL 60612

STATE OF ILLINOIS

DEC. 22. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000034398

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00600.00 |
| FP 103032 |

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

DEC. 22. 06

REVENUE STAMP

0000034504

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00300.00 |
| FP 103034 |

CITY OF CHICAGO

CITY TAX

DEC. 22. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012153

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 04500.00 |
| FP 103033 |