

UNOFFICIAL COPY

Doc#: 0701618054 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/16/2007 01:24 PM Pg: 1 of 5

After Recording Return to:

Lenders First Choice  
3850 Royal Ave  
Simi Valley, CA 93063  
49-39507

This Instrument Prepared

by:  
P. Desantis, Esq  
Law's Specialty Group, Inc.  
235 West Brandon Blvd., #191  
Brandon, Florida 33511

This space for recording information only

Mail Tax Statements To:

Sandy M. Sanchez  
8034 S. Hermitage Avenue  
Chicago, Illinois 60620-4518

Property Tax ID#: 20-31-212-028

**WARRANTY DEED**

[Law's Specialty Group, Inc.]  
[by: \_\_\_\_\_]

This WARRANTY DEED, executed this 17<sup>th</sup> day of July,

2006, WILLIE JOHNSON, individually and as surviving spouse of Selilla Johnson, Deceased  
(\_\_\_\_\_), residing at 8034 South Hermitage Avenue, Chicago, Illinois 60620-4518,  
hereinafter called GRANTOR, grants to SANDY M. SANCHEZ, an unmarried woman, residing  
at 8034 South Hermitage Avenue, Chicago, Illinois 60620-4518, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties  
to this instrument and the heirs, legal representatives and assigns of individuals, and the  
successors and assigns of corporations.

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GRANTOR, for and in consideration of the sum of ONE HUNDRED EIGHTY THOUSAND  
AND NO CENTS Dollars (\$ 180,000<sup>00</sup>) and other valuable considerations, receipt  
whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys  
and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

LOT FOUR HUNDRED AND FOUR (404) IN BRITIGAN'S WESTFIELD  
SUBDIVISION IN THE NORTH EAST QUARTER (1/4) OF SECTION  
THIRTY ONE (31), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE  
FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

SOURCE OF TITLE IS DOCUMENT NUMBER 22116625 (RECORDED  
11/13/1972)

PROPERTY ADDRESS: 8574 South Hermitage Avenue, Chicago, Illinois 60620-4518

SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE TAXES  
NOT DUE AND PAYABLE AT TIME OF CLOSING, COVENANTS, CONDITIONS,  
RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS IF ANY, SO  
LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND  
ENJOYMENT OF THE PROPERTY.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in  
anywise appertaining.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption  
Laws of the State of Illinois. TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor are lawfully seized  
of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey  
said land, hereby warrants the title to said land and will defend the same against the lawful  
claims of all persons whomsoever; and that said land is free of all encumbrances.

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IN TESTIMONY WHEREOF, WITNESS the signatures of the Grantor and Grantee of the date first written above.

GRANTOR:

GRANTEE:

Willie Johnson  
WILLIE JOHNSON, individually  
and as surviving spouse of Selilla  
Johnson, Deceased

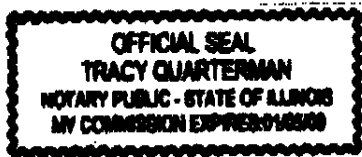
\_\_\_\_\_  
SANDY M. SANCHEZ

STATE OF ILLINOIS )

COUNTY OF Cook )

I, TRACY QUARTERMAN, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that WILLIE JOHNSON, individually and as surviving spouse of Selilla Johnson, Deceased, Grantor and SANDY M. SANCHEZ, Grantee, personally known to me to be the same person whose name is 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 and official seal this 17<sup>th</sup> day of July, 2006, 2006.



Tracy Quarterman  
Notary Public  
My commission expires: 1-5-09

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

# UNOFFICIAL COPY

IN TESTIMONY WHEREOF, WITNESS the signatures of the Grantor and Grantee of the date first written above.

GRANTOR:

GRANTEE:

WILLIE JOHNSON, individually  
and as surviving spouse of Selilla  
Johnson, Deceased

*Sandy M. Sanchez*  
SANDY M. SANCHEZ

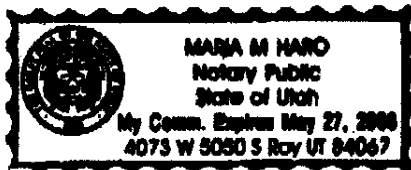
STATE OF Utah )

COUNTY OF Weber )

I, Maria M. Haro, a Notary Public in and for said

County and State aforesaid, DO HEREBY CERTIFY that WILLIE JOHNSON, individually and as surviving spouse of Selilla Johnson, Deceased, Grantor and SANDY M. SANCHEZ, Grantee, personally known to me to be the same person whose name is 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 and official seal this 17<sup>th</sup> day of July, 2006.



Maria M. Haro  
Notary Public  
My commission expires: 5/27/08

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents. no boundary survey was made at the time of this conveyance.

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## EXHIBIT "A"


THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF COOK:

LOT FOUR HUNDRED AND FOUR (404) IN BRITIGAN'S WESTFIELD SUBDIVISION IN THE NORTH EAST QUARTER (1/4) OF SECTION THIRTY ONE (31), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 23-31-212-028; SOURCE OF TITLE IS DOCUMENT NO. 22116625 (RECORDED 11/13/1972)

STATE TAX

**STATE OF ILLINOIS**



JAN. 16. 07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 000007430

REAL ESTATE TRANSFER TAX
00180.00
FP 103037

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX



JAN. 16. 07

REVENUE STAMP

# 000007459

REAL ESTATE TRANSFER TAX
00090.00
FP 103042

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
~~487646~~ \$1,350.00  
 01/16/2007 12:32 Batch 06285 31

