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Warranty Deed

The Grantor(s) Marco A. Serrano, a single man, of 3603 South Wood Avenue, Chicago, Illinois, in consideration of Ten Dollars and other valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:



Doc#: 0703240089 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 02/01/2007 12:00 PM Pg: 1 of 4

Alfonso Valadez,

the following described real estate situated in the County of Cook, State of Illinois; to wit:

Lot 2 in Edwin C. Larned's Subdivision of Block 27 in Canal Trustee's Subdivision of the East ½ of Section 31. Township 39 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois

Subject to: Covenants, conditions and restrictions of record, real estate taxes for the year 2006 and subsequent years, hereby ele using and waiving all rights under and by virtue of the Homestead Exemption Laws or the State of Illinois.

P.I.N.: 17-31-412-002-0000 Vol. 0521

Address: 3603 South Wood Avenue, Chicago, Illinois 60609

Dated this 27 th day of <u>December</u> , 2005	
Marco A Serrano	FIRST AMERICAN
Marco A. Schano	File #1555703
State of Illinois, County of Cook) ss	294
I, the undersigned Notary Public in and for said County, in	the State aforesid DO HEREBY
CERTIFY that MAY(O A. Serrano, personally known	own to me to be the same person(s)
whose name(s) subscribed to the foregoing instrume	
and acknowledged that w signed, sealed and delivered	
and voluntary act, for the uses and purposes therein set fort	
of homestead. Given under my hand and seal this 27	
20_06	\$*************************************
Les Dellas	OFFICIAL SEAL JORGE GALLEGOS
Notary Public Notary Public	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/10/10

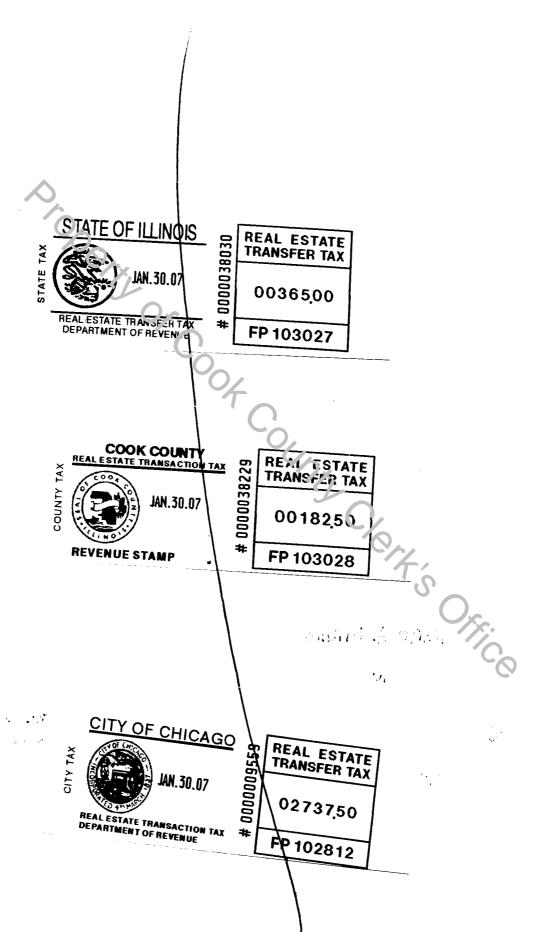
Prepared by: Thayer C. Torgerson 2400 North Western Avenue, Chicago, IL 60647

Return to: Salvador Lopez 8 Douglas Avenue, Elgin, IL 60120

Mail Tax: Alfonso Valadez 3603 South Wood Avenue, Chicago, Illinois 60609

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Affidavit of Title

STATE OF ILLINOIS	}
	} SS
COUNTY OF COOK	}

The undersigned affiant(s), being first duly sworn, on oath says, and also covenants with and warrants to the grantees hereinafter named, Alfonso Valadez, that the affiant has an interest in the premises described below or in the proceeds thereof is the grantor in the deed dated December 27, 2006, to Alfonso Valadez conveying the following described premises:

SEE ATTACHED LEGAL DESCRIPTION

That no labor or material has been furnished for premises within the last four months that is not fully paid for. That since the title date of November 22, 2006, in the report on title issued by First American Title Insurance Company, affiants have not done or suffered to be done anything that coold in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from month to month, and not for any longer term, and have no other or further interest whatsoever in premises.

That this instrument is made to induce, and in consideration of, the grantees' consummation of the purchase of the premises.

The covenants and warranties contained herein shall continue to and include the date of closing.

OFFICIAL SEAL
JORGE GALLEGUS
NOTARY PUBLIC - STATE OF ILLENO'S
MY COMMISSION EXPIRES:07/10/10

Subscribed and sworn to before me this 27 day of 2006.

NOTARY PUBLI

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LEGAL DESCRIPTION

Legal Description: LOT 2 IN EDWIN C. LARNED'S SUBDIVISION OF BLOCK 27 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-31-412-002-0000 Vol. 0521

Property Address: 3603 South Wood Street, Chicago, Illinois 60609

Droperty of Cook County Clerk's Office