

Prepared By:  
Leila Hansen, Esq.  
2700 East Sunset Road, Suite 6  
Las Vegas, NV 89120

After Recording Mail To:  
Francisco Rios, et al  
2843 North Major Avenue  
Chicago, Illinois 60634

Mail Tax Statement To:  
Francisco Rios  
2843 North Major Avenue  
Chicago, Illinois 60634

13 7402379

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RETURN TO RECORDING DEPT  
Lenders First Choice  
3850 Royal Avenue  
Simi Valley, CA 93063

**WARRANTY DEED**  
TITLE OF DOCUMENT

The Grantor(s) Francisco Rios, a married man and joined by his spouse  
and Marco A. Rios and Mary Rios, who acquired title incorrectly as Maria Rios, husband and wife, for  
GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and warrant(s) to Marco A. Rios and Mary  
Rios, husband and wife, as joint tenants with right of survivorship, and not as tenants in common,  
whose address is 2843 North Major Avenue, Chicago, Illinois 60634, all interest in the following described real  
estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 35 IN SUBDIVISION OF LOTS 15 AND 16 IN KING PATTERSONS SUBDIVISION OF THE NORTHEAST  
QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-29-230-007-0000  
Site Address: 2843 North Major Avenue, Chicago, Illinois 60634

Prior Recorded Doc. Ref.: Deed: Recorded: November 14, 2002; BK 3162, PG 0248

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the  
State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Easements, Rights of Way, and  
Easements now of record; To have and to hold said premises forever.

Exempt under provisions of 35 ILCS 200/31-45,  
Paragraph E, Real Estate Transfer Tax Law.

1/18/07 Latricia Valdivia  
Date Buyer, Seller, or Representative

# UNOFFICIAL COPY

When the context requires, singular nouns and pronouns, include the plural.

Dated this 20 day of NOVEMBER 2006.

Francisco Rios  
Francisco Rios

Print Name: \_\_\_\_\_

Marco A. Rios  
Marco A. Rios

Mary Rios  
Mary Rios

STATE OF ILLINOIS  
COUNTY OF COOK ss

The foregoing instrument was acknowledged before me this 20 day of NOVEMBER, 2006 by Francisco Rios and \_\_\_\_\_ and Marco A. Rios and Mary Rios.

NOTARY STAMP/SEAL

"OFFICIAL SEAL"  
JIM GRITSONIS  
Notary Public, State of Illinois  
My Commission Expires 02/27/2010

Jim Gritsonis  
NOTARY PUBLIC  
Jim GRITSONIS  
PRINTED NAME OF NOTARY  
MY Commission Expires: \_\_\_\_\_

AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph (e)"  
Section 31-45; Real Estate Transfer Tax Act  
1/18/07 Esticia Valdivia  
Date Buyer, Seller or Representative

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Signature: *Francisco Rios*  
Francisco Rios

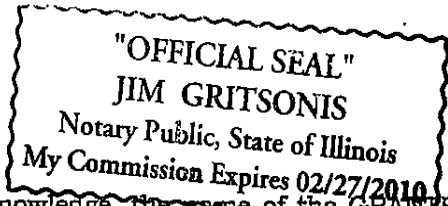
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Signature: *Marco A. Rios*  
Marco A. Rios

Signature: *Mary Rios*  
Mary Rios

Subscribed and sworn to before me by the said, Francisco Rios and \_\_\_\_\_ and Marco A. Rios and Mary Rios, this 20 day of NOVEMBER, 2006.

Notary Public: *Jim Gritson*



The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

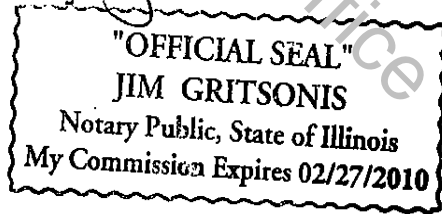
Dated NOVEMBER 20, 2006.

Signature: *Marco A. Rios*  
Marco A. Rios

Signature: *Mary Rios*  
Mary Rios

Subscribed and sworn to before me by the said, Marco A. Rios and Mary Rios, this 20 day of NOVEMBER, 2006.

Notary Public: *Jim Gritson*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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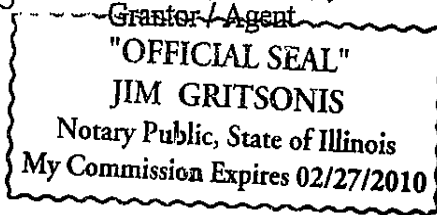
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated NOVEMBER 20, 2006

Signature: *James Rios*  
Grantor / Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this 20 day of NOVEMBER, 2006  
Notary Public *Jim Maten*

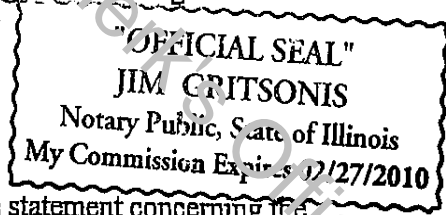


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated NOVEMBER 20, 2006

Signature: *James Rios* / *James Rios*  
Grantor / Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this 20 day of NOVEMBER, 2006  
Notary Public *Jim Maten*



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LOT 35 IN SUBDIVISION OF LOTS 15 AND 16 IN KING PATTERSONS SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 1329-230-006-0000; SOURCE OF TITLE IS BOOK 3162, PAGE 0248 (RECORDED 11/14/02)

Property of Cook County Clerk's Office