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1052

PREPARED BY:

James J. Kash
6545 W. Archer,
Chicago, IL 60638



Doc#: **0705340014** Fee: **\$26.00**
Eugene "Gene" Moore RHSP Fee: **\$10.00**
Cook County Recorder of Deeds
Date: 02/22/2007 09:52 AM Pg: 1 of 2

MAIL TAX BILL TO:

Arturo Anaya
1951 West Cullerton
Chicago, IL 60608

070244200303

MAIL RECORDED DEED TO:

Anthony N. Panzica
2510 West Irving Park Road
Chicago, IL 60618

JOINT TENANCY WARRANTY DEED

Statutory (Illinois)

2/8

THE GRANTORS, **Irene Rutsis**, a widow, and **Anthony M. Jurkowski**, a bachelor, of the City of Worth, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Arturo Anaya of 12712 Lefloss Ave., Norwalk, CA and Alejandro Anaya ("Buyer"), of 1929 W. 23rd St., Chicago, IL, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Lot 69 (except the South 26.25 feet thereof) in Ayres Subdivision of Block 52 in the Subdivision of Section 19, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
Permanent Index Number(s): 17-19-418-004-0000
Property Address: 1951 West Cullerton, Chicago, IL 60608

Subject To: General taxes not due and payable at the time of closing, (2) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (3) zoning laws and ordinances which conform to the present usage of the premises; (4) public and utility easements which serve the premises; (5) public roads and highways, if any; (6) party wall rights and agreements, if any, and; (7) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

TO HAVE AND TO HOLD said premises not in **TENANCY IN COMMON** but in **JOINT TENANCY** forever.

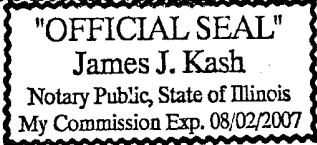
Dated this 22nd Day of January 2007

Irene Rutsis

Anthony M Jurkowski

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Irene Rutsis**, a widow, and **Anthony M. Jurkowski**, personally known to me to be the same persons whose names 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 notarial seal, this 22 Day of January 2007

Notary Public
My commission expires: _____

Attorneys' Title Guaranty Fund, Inc
1 S Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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STATE TAX
STATE OF ILLINOIS
FEB. 20. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000016676

REAL ESTATE TRANSFER TAX
00110.00
FP326652

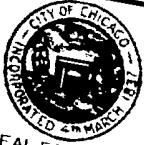
COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB. 20. 07
REVENUE STAMP



0000034690

REAL ESTATE TRANSFER TAX
00055.00
FP326665

CITY TAX
CITY OF CHICAGO
FEB. 20. 07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



0000026706

REAL ESTATE TRANSFER TAX
00825.00
FP326650

Property of Cook County Clerk's Office