

H6528  
**Warranty Deed**  
**TENANCY BY THE ENTIRETY**  
**Statutory (ILLINOIS)**  
**(Individual to Individual)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.



Doc#: 0710031072 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/10/2007 04:00 PM Pg: 1 of 3

**THE GRANTOR (NAME AND ADDRESS)**  
JUAN G. GARBANZOS, trustee  
of The JUAN GARBANZOS TRUST  
dated June 10, 2003,  
7563 N. Waukegan & FE C.  
GARBANZOS, wife of Juan Garbanzos  
G.

**HERITAGE TITLE COMPANY** (The Above Space For Recorder's Use Only)

of the Village \_\_\_\_\_ of \_\_\_\_\_ Niles \_\_\_\_\_ County  
of Cook \_\_\_\_\_, State of Illinois 60714

for and in consideration of Ten (\$10.00)----- DOLLARS,  
in hand paid, CONVEY<sup>s</sup> and WARRANT<sup>s</sup> to LTD.  
A.L. DEVELOPMENT, an Illinois Corporation  
4520 N. Delphia, Chicago, IL 60656

(NAMES AND ADDRESS OF GRANTEES)  
~~as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY~~, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) 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 said premises as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. SUBJECT TO: General taxes for 2006 and subsequent years, and covenants, conditions, easements and restrictions of record, if any.

Permanent Index Number (PIN): 10-30-302-037-0000  
Address(es) of Real Estate: 7563 N. Waukegan, Niles, IL 60714

DATED this 6th day of APRIL 20 07

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

JUAN G. GARBANZOS Trustee (SEAL)

FE C. GARBANZOS (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

"SAME AS GRANTOR CLAUSE ABOVE"

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.

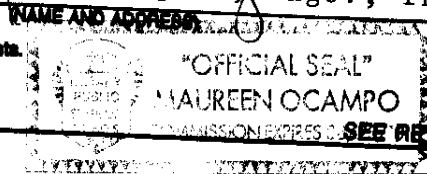
IMPRESS SEAL HERE

Given under my hand and official seal, this 6th day of APRIL 20 07

Commission expires 20 \_\_\_\_\_

This instrument was prepared by KEVIN W. DILLON, 6730 W. Higgins, Chgo., IL 60656

\*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.



SEE REVERSE SIDE

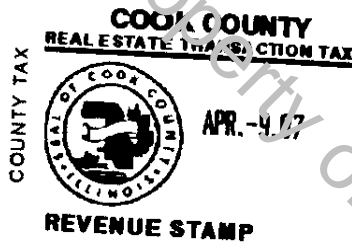
TKY OH

# UNOFFICIAL COPY

## Legal Description

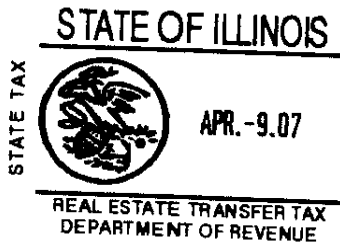
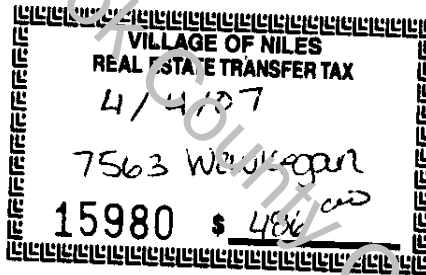
of premises commonly known as 7563 N. Waukegan, Niles, IL 60714

See Legal Description on attached "EXHIBIT A".



REAL ESTATE TRANSFER TAX
00081.00
FP 103042

# 0000022003



REAL ESTATE TRANSFER TAX
00162.00
FP 103041

# 000007140

MAIL TO:

Kevin Dillon  
(Name)  
6730 W. HIGGINS  
(Address)  
Chicago IL 60656  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

A.L. DEVELOPMENT  
(Name)  
4520 N. Decatur  
(Address)  
Chicago IL 60656  
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

## Exhibit A

THAT PART OF LOTS 1, 2, 3, 4 AND 5 TOGETHER WITH THE WEST 1/2 OF THE VACATED 16 FOOT PUBLIC ALLEY (AS PER DOCUMENT NUMBER 24846435, RECORDED FEBRUARY 14, 1979), LYING EAST OF AND ADJOINING AFORESAID LOTS IN BLOCK 1 IN TALMAN AND THIELE'S HOWARD AVENUE NILES SUBDIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT POINT IN THE NORTH LINE OF SAID TRACT 31.45 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT, THENCE NORTH 90 DEGREES EAST ALONG THE NORTH LINE THEREOF 18.46 FEET, THENCE SOUTH 00 DEGREES 33 MINUTES 58 SECONDS EAST 72.55 FEET TO A LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID TRACT 71.75 FEET SOUTH OF THE NORTHEAST CORNER THEREOF TO A POINT IN THE WEST LINE OF SAID TRACT 73.08 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE SOUTH 89 DEGREES 25 MINUTES 39 SECONDS WEST ALONG LAST DESCRIBED LINE 18.46 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 58 SECONDS WEST 72.73 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THE SOUTH 10 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

P.I.N. 10-30-302-037-0000

C/K/A 7563 N. WAUKEGAN ROAD, NILES, ILLINOIS 60714-3758

Property of Cook County Clerk's Office