

# UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS

STATUTORY

Doc#: 0710605036 Fee: \$28.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 04/16/2007 09:52 AM Pg: 1 of 3

PB-70628

THE GRANTOR(S) JORGE MAURICIO an unmarried person, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to YOLANDA TEXTA, of 2257 N. Long Avenue Chicago, IL. 60639, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOT 18 IN BLOCK 6 IN JOHN T. O'CONNELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 6 (EXCEPT THE SOUTH 24.35 FEET OF THE NORTH 458.35 FEET), ALSO THE NORTH 168 FEET OF THE SOUTH 240 FEET OF THE EAST 1/2 OF BLOCK 7 IN GOODWIN, BALESTIER AND PHILLIPS' SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:**

general real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate 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 forever.

**Permanent Index Number(s):** 16-26-309-041-0000  
**Address(es) of Real Estate:** 2740 SOUTH SPRINGFIELD AVENUE, CHICAGO, ILLINOIS 60623

**Dated:** March 21, 2007

*[Handwritten Signature]*  
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 JORGE MAURICIO

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
 501182 \$1,875.00  
 04/05/2007 10:33 Batch 10246 13



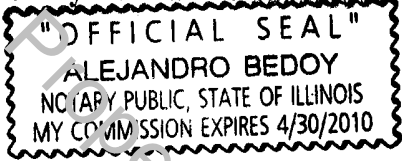
3  
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JORGE MAURICIO, 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 the signed, sealed, and delivered the said instrument as 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 official seal on March 21, 2007.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

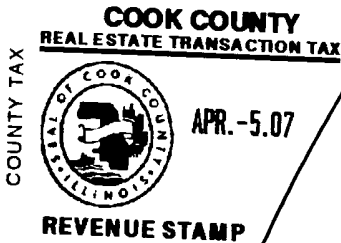
Prepared By: Roger Zamparo, Jr.  
Zamparo & Associates, P.C.  
134 N. LaSalle Street, Suite 2010  
Chicago, Illinois 60602

After Recording Mail to and Send Tax Bills To:

YOLANDA TEXTA  
2740 SOUTH SPRINGFIELD AVENUE  
CHICAGO, ILLINOIS 60623

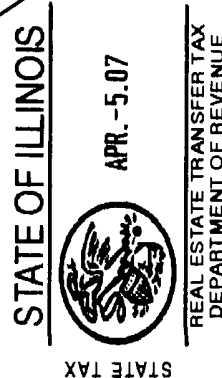
REAL ESTATE TRANSFER TAX	00250.00	FP 103037
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7786000000 #



REAL ESTATE TRANSFER TAX
00125.00
FP 103042

# 0000021830



STATE TAX

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## EXHIBIT A Legal Description

LOT 18 IN BLOCK 6 IN JOHN T. O'CONNELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 6 (EXCEPT THE SOUTH 24.35 FEET OF THE NORTH 458.35 FEET), ALSO THE NORTH 168 FEET OF THE SOUTH 240 FEET OF THE EAST 1/2 OF BLOCK 7 IN GOODWIN, BALESTIER AND PHILLIPS' SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property Address: 2740 SOUTH SPRINGFIELD AVENUE, CHICAGO,  
ILLINOIS 60623

Property of Cook County Clerk's Office