

UNOFFICIAL COPY



0714333067D

Doc#: 0714333067 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/23/2007 08:19 AM Pg: 1 of 6

27055293 AKA 1 of 2

Property of Cook County Clerk's Office

DEED FOR RECORDING

BOX 334 CTI

SKF

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## GENERAL WARRANTY DEED

MAIL TO: *Law Offices of Zachary M. Bravor*  
*600 W. Roosevelt Rd., Wheaton IL. 60187*

Name & address of taxpayer: *Spharmista D. Marchese, 1165 Darby St.*  
*Roselle, IL. 60172*

Grantor, LOCKWOOD FINANCIAL, INC., AN ILLINOIS CORPORATION, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEYS AND WARRANTS to Grantee, **SPHARMISTA D. MARCHESE, MARRIED TO RICHARD F. MARCHESE**, of **1165 Darby St., Roselle, Illinois**, in the following described Real Estate situated in the County of Cook, of the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to: general real estate taxes not due and payable at the time of Closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

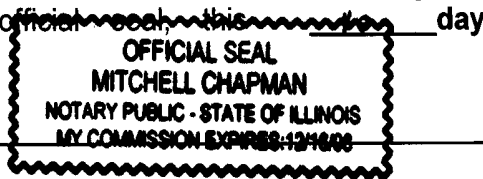
Permanent Real Estate Index Number(s): **16-25-105-006-0000**  
Address of property: **3711 W. CERMAK, Chicago, Illinois.**  
Dated this 10 day of MAY, 2007.

LOCKWOOD FINANCIAL, INC

*Monik Chlad*  
BY: **MONIK CHLAD**  
ITS: **PRESIDENT/SECRETARY**

STATE OF Illinois )  
COUNTY OF Cook )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that, **MONIK CHLAD, PRESIDENT OF LOCKWOOD FINANCIAL, INC.**, 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 she signed, sealed and delivered the said instrument as her free and voluntary acts, 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, this \_\_\_\_\_ day of MAY, 2007.




\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by Mitchell C. Chapman, Esq. 4343 N. Clarendon Ave. St. Suite 2204, Chicago, Ill. 60613

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Property of Cook County Clerk's Office

**STATE OF ILLINOIS**



MAY. 18. 07


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000039386

REAL ESTATE TRANSFER TAX
00415.00
FP 103032

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY. 18. 07


REVENUE STAMP

# 0000039486

REAL ESTATE TRANSFER TAX
00207.50
FP 103034

**CITY OF CHICAGO**

CITY TAX



MAY. 18. 07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000043958

REAL ESTATE TRANSFER TAX
03113.00
FP 103033

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## AFFIDAVIT OF TITLE

The undersigned, being first duly sworn, deposes and says that: A I/We are citizens of the United States, of legal age and have never been known by any other names than set out below; I/We represent and warrant the following to the grantees hereinafter named:

SHARMISTA D. MARCHESE

1. Affiant have an interest in the premises commonly known as: **3711 W. CERMAK, CHICAGO, ILLINOIS**
2. Except for the contract for the purchase thereof, no contracts have been entered into by affiant, or to the knowledge of affiant, no contracts exist for the sale or conveyance of the premises.
3. As of closing, there are no contracts for labor or materials furnished or to be furnished to the premises that are not fully paid or otherwise provided for; and there are no security agreements affecting any goods or chattels the have become attached or otherwise become attached to the land or any improvements thereon as fixtures that have not been fully performed, satisfied or paid.
4. The Affiant is the only occupant in possession of the entire premises, except for the tenants, if any, as referenced in the leases attached hereto.
5. Except for the deed referred to above, no conveyance or instrument adversely affecting the title to the premises has been executed by affiant or to the knowledge of affiant, there does not exist any liens, suits, proceedings, judgements or decrees of any nature whatsoever adversely affecting the tile to the premises or the right, title or interest of any party therein that will survive the closing, which are not shown in the title commitment for title insurance commitment #SA3816229 issued by Chicago Title Insurance Co.
6. All water and utility bills against the premises, if any, except the current bill, have been paid in full. All condominium assessments, if any, have been paid in full.
7. No proceedings in bankruptcy or receivership have ever been instituted by, or against Seller, and Seller has never made an assignment for the benefit of creditors
8. Seller has received no notice from any public authority, requiring any improvement, alteration or change to be made on or about said Property; and there are no assessments levied or outstanding in favor of any sewer, water or other utility district.

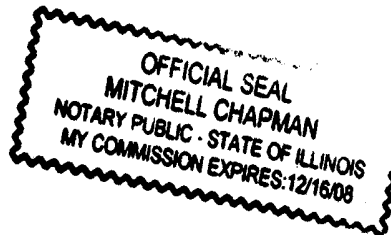
This instrument was made to induce, and is given in consideration of, the said grantee consummation of the purchase of the premises, without further inquiry, investigation, or evidence.

LOCKWOOD FINANCIAL, INC.

*Monik Chlad*  
BY: MONIK CHLAD  
ITS: PRESIDENT/SECRETARY

Subscribed and Sworn to before me this 10 day of MAY, 2007.

*Mitchell Chapman*  
NOTARY PUBLIC



**UNOFFICIAL COPY****BILL OF SALE**

Seller, LOCKWOOD FINANCIAL, INC., in consideration of One (1) dollar, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer, and set over to Purchaser(s), SHARMISTA D. MARCHESE in the following personal property, to-wit:

ALL ITEMS LISTED IN THE REAL ESTATE SALES CONTRACT

Seller(s) hereby represent and warrant to Purchaser(s) that Seller(s) is/are the absolute owner of said property, that said property is free of all liens, charges, and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this bill of sale. All warranties of quality, fitness, and merchantability are hereby excluded.

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

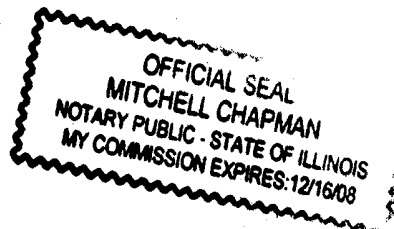
LOCKWOOD FINANCIAL, INC.

*Monik Chlad*

**BY: MONIK CHLAD**  
**ITS: PRESIDENT/SECRETARY**

Subscribed and sworn before me this 10 day  
of MAY, 2007.

*Mitchell Chapman*  
**NOTARY PUBLIC**



# UNOFFICIAL COPY

**STREET ADDRESS:** 3711 WEST CERMAK ROAD

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 16-26-105-006-0000

**LEGAL DESCRIPTION:**

LOT 5 IN BLOCK 1 IN THE SUBDIVISION OF LOT 2 IN MOWRY'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office