

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0715250041 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/01/2007 03:20 PM Pg: 1 of 3

THE GRANTOR, Nicolas Ron  
Married to Rosa Ron, of Chicago,  
Illinois, for and in consideration of  
Ten and 00/100 Dollars, and other  
good and valuable consideration, the  
receipt and sufficiency of which is  
hereby acknowledged, CONVEYS  
and WARRANTS to

Arturo Rosales, An unmarried man, of the City of Chicago, County of Cook, State of Illinois, :

PLEASE SEE LEGAL DESCRIPTION OF PROPERTY ATTACHED

Commonly known as 4200 W. Augusta, Chicago, IL 60651  
PIN # 16-03-411-043-0000

situated in the County of Cook, State of Illinois.

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments, and general real estate taxes for 2006 and subsequent years.

GRANTOR does for Grantor's and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

DATED this 30<sup>th</sup> day of April, 2007

Nicolas Ron (SEAL)  
Nicolas Ron (Grantor)

Rosa Ron (SEAL)  
Rosa Ron

City of Chicago  
Dept. of Revenue  
509980



Real Estate  
Transfer Stamp  
\$2,317.50

05/29/2007 15:35 Batch 03179 80

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STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following person(s), Nicolas Ron, Rosa Ron, 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.

WITNESS my hand and official seal this 30<sup>th</sup> day of April, 2007.

Irina Melnik  
NOTARY PUBLIC

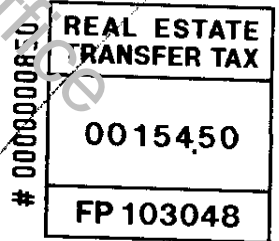
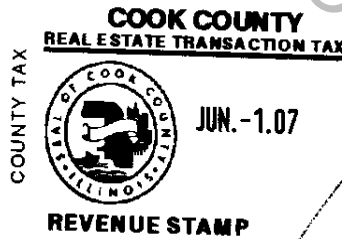
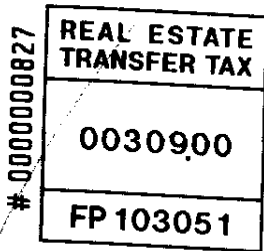


Prepared by : Law Office of Irina Melnik, P.C., 8833 Gross Point Rd. Suite 208, Skokie, IL 60077

MAIL TO: Rogelio Peña  
4928 S. CICE RD  
CHICAGO IL 60638

SEND SUBSEQUENT TAX BILLS TO:  
Arturo Rosales  
4459 W. WRIGHTWOOD  
CHICAGO IL 60639

Recorder's Office Box No. \_\_\_\_\_



# UNOFFICIAL COPY

LOT 48 IN BLOCK 2 IN H.S.BRACKETT'S WEST 42 ND AND AUGUSTA STREETS SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 16-03-411-043-0000

Commonly Known As:  
4200 W. Augusta  
Chicago, IL 60651

Property of Cook County Clerk's Office