

Prepared By:

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2445 Dean Street, Suite 1D
St. Charles, IL 60175



Doc#: 0804411097 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/13/2008 12:01 PM Pg: 1 of 3

Return To:

Attorney Beatrice Bentancourt
2457 N. Milwaukee Avenue
Chicago, IL 60647

Grantees Address &

Send Tax Bill To:

Hector M. and Maria Garcia
2324 W. Arthur, Unit #1
Chicago, IL 60645

TICOR FILE 4005404

GRANTOR MJM DEVELOPMENT ENTERPRISES, LLC, a limited liability company duly organized in the State of Illinois, for and in consideration of TEN and no/100 (\$10.00) Dollars, in hand paid, WARRANTS that the following property is Homestead property and is subject to the Homestead Exemption Laws, and CONVEYS and WARRANTS to:

GRANTEES, HECTOR M. GARCIA AND MARIA GARCIA, a married couple, the following described Real Estate situated in: * AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

SEE LEGAL DESCRIPTION ATTACHED

Address: 2324 W. Arthur, Unit #1
Chicago, IL 60645

Permanent Index Number: 11-31-305-001-0000

SUBJECT ONLY 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 any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED:

MARY LUBURIC for MJM DEVELOPMENTS ENTERPRISES, LLC

File

The Undersigned, a Notary Public in and for this County and State, does hereby certify that the above signed persons, Mary Luburic, personally known to me to be the same persons whose names are subscribed to this instrument, appeared before me this day in person and acknowledged that they executed this instrument as their free and voluntary act as and for the purposes set forth in the instrument, including a waiver of the right of Homestead.

DATED:

Notary Public

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SEE PAGE 2 FOR NOTARY

BOX 15

UNOFFICIAL COPY

CITY OF CHICAGO

CITY TAX




FEB 11 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
01650.00
0000006650 FP 102803

STATE OF ILLINOIS

STATE TAX



FEB. 11. 08


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00220.00
0000041724 FP 102809

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



FEB. 11. 08

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00110.00
0000041570 FP326707

21702

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 004005404 SC
STREET ADDRESS: 2324 W ARTHUR ST, UNIT 1
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 11-31-305-001-0000

LEGAL DESCRIPTION:

UNIT NUMBER 2324-1 , IN THE WARREN PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 55 AND 56 IN ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1922 AS DOCUMENT 7366967, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0721115060; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."