

UNOFFICIAL COPY 08176091

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8654/D149 48 001 Page 1 of 2 1998-12-28 12:28:57 Cook County Recorder 23.50

WARRANTY DEED Joint Tenancy—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.



THE GRANTOR (NAME AND ADDRESS) John C. Wika, a married man 3832 S. Hermitage Chicago, IL 60609

(The Above Space For Recorder's Use Only)

of the City of Cook of Chicago County of Cook State of Illinois

for and in consideration of \$10.00 (TEN) DOLLARS. in hand paid. CONVEY S and WARRANT S to Raul Nunez and Maria E. Castro a single person 3832 S. Wood, Chicago, IL 60609

(NAME(S) AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in JOINT TENANCY 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 not in tenancy in common, but in joint tenancy forever. SUBJECT TO: General taxes for and subsequent years and

THIS IS NOT HOMESTEAD PROPERTY OF JOHN OR LIZZY WIKA.

Permanent Index Number (PIN): 17-31-428-029 Address(es) of Real Estate: 3832 S. Hermitage, Chicago, IL 60609

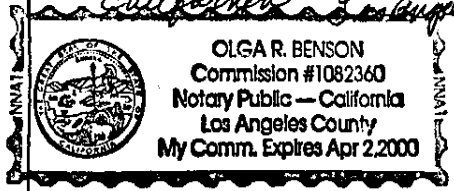
DATED this 1 day of Oct 19 98

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

JOHN C. WIKA (SEAL)

PROFESSIONAL NATIONAL TITLE NETWORK, INC. (SEAL)

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



John C Wika 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 he signed, sealed and delivered the said instrument as his 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 1 day of Oct 19 98

Commission expires April 2 2000 Olga R. Benson NOTARY PUBLIC

This instrument was prepared by NANCY NOWAK SANDER 8532 School, Morton Grove, IL (NAME AND ADDRESS)

RECEIVED IN BAD CONDITION

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Legal Description

of premises commonly known as 3832 S. Hermitage, Chicago, IL 60609

LOT 28 IN RICHERT'S RESUBDIVISION OF LOTS 12 TO 49 INCLUSIVE AND THE VACATED ALLEY LYING BETWEEN SAID LOTS IN THE SUBDIVISION OF THE WEST 1/2 OF BLOCK 35 IN CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

0 2 4 8 1  
REVENUE NOV 24 '98  
STAMP NO. 10848  
Cook County  
REAL ESTATE TRANSACTION TAX  
81.00

0 3 6 0 1 0  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE NOV 24 '98  
PB. 11196  
607.50

0 3 6 0 1 0  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE NOV 24 '98  
PB. 11196  
607.50

0 2 4 5 3 3  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE NOV 24 '98  
PB. 10516  
162.00

RECEIVED IN BAD CONDITION

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { JESUS PEREZ  
4071 S. ARCHER  
CHICAGO IL, 60632 }

(Name)  
(Address)  
(City, State and Zip)

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

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COOK COUNTY



12-28-98

08176091

REAL ESTATE TRANSFER DECLARATION

The following is required by the Cook County Real Property Tax Ordinance effective September 1, 1993. Any transferor or transferee who fails to file with the Recorder a real property transfer declaration as required by Section 7 of this ordinance or a supplemental transfer declaration as required by Section 10 of this ordinance or willfully falsifies the value of transferred real estate, shall be subject to a penalty equal to the amount of the applicable tax; and shall be fined an amount not to exceed \$1000.00 or imprisoned for a period not to exceed six months, or both.

Except as to Exempt Transactions, the Recorder is prohibited by law from accepting any deed, assignment or other instrument of transfer for recordation unless it is accompanied by a declaration containing all of the information requested therein.

Recorder's Validation

PROPERTY IDENTIFICATION:

Address of Property 3832 S. Hermitage, Chicago, IL City Zip Code

Permanent Real Estate Index No. 17-31-428-029 Township

Date of Deed 10-02-98 Type of Deed WARRANTY

TYPE OF PROPERTY:

- Single Family, Condo, co-op, 4 or more units (residential), Mixed use (commer. & resid.), Commercial, Industrial, Vacant Land, Other (attach description)

INTEREST TRANSFERRED

- Fee title, Beneficial Interest in a land trust, Lessee interest in a ground lease, Controlling interest in real estate entity (ord. Sec. 2), Other (attach description)

LEGAL DESCRIPTION:

Sec. Twp. Range (Use additional sheet, if necessary)

COMPUTATION OF TAX:

Table with 2 columns: Description and Amount. Rows include Full actual consideration (\$162,000.00), Less amount of personal property included in purchase, Net consideration for real estate (\$162,000.00), Less amount of mortgage to which property remains subject, Net taxable consideration (\$162,000.00), Amount of tax stamps (\$81.00).

ATTESTATION OF PARTIES: We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

John Wika, 3832 S. Hermitage, Chicago, IL Name and Address of Seller (Please Print) Street or Rural Route City Zip Code

Signature: [Handwritten Signature] Seller or Agent

Raul Nunez & Maria E. Castro, 3832 S. Hermitage, Chicago, IL Name and Address of Buyer (Please Print) Street or Rural Route City Zip Code

Signature: [Handwritten Signature] Buyer or Agent

Use space below for tax mailing address, if different from above.

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## EXEMPT TRANSFERS

(Check the Appropriate Box)

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- A. Transfers of real property made prior to May 21, 1979 where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes or acquired by any international organization not subject to local taxes under applicable law; (Copy of IRS granting tax exempt status must be attached)
- C. Transfers in which the deed, assignment or other instrument of transfer secures debt or other obligations;
- D. Transfers in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;  
Provide bankruptcy court docket number: \_\_\_\_\_
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.

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LEGAL DESCRIPTION

LOT 28 IN RICHERT'S RESUBDIVISION OF LOTS 12 TO 49 INCLUSIVE  
AND THE VACATED ALLEY LYING BETWEEN SAID LOTS IN THE SUBDIVISION  
OF THE WEST 1/2 OF BLOCK 35 IN CANAL TRUSTEES SUBDIVISION OF  
THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office