

**P.N.T.N.**

**UNOFFICIAL COPY**



Doc#: 0832635041 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/21/2008 10:03 AM Pg: 1 of 4

**Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)**

**THE GRANTOR(S)**

Above Space for Recorder's use only

**2 Stars Auto Rebuilders, Inc., an Illinois Corporation**

corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of the sum of (\$10) Ten DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

**Javier Guzman as to an undivided 50% interest, and Gilberto Guzman as to an undivided 50% interest**

the following described Real Estate situated in the County of in the State of Illinois, to wit:

**PARCEL A:**

**A TRACT OF LAND IN THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF EAST 95TH STREET, SAID NORTH LINE BEING 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST ¼ OF SECTION 2 AND SAID POINT BEING 756.62 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION AND THENCE EAST ALONG SAID NORTH LINE OF EAST 95TH STREET, A DISTANCE OF 100 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST ¼ OF SECTION 2 A DISTANCE OF 125.97 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 18 FEET SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY CONVEYED TO THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD BY DEED DATED FEBRUARY 10, 1927 AS DOCUMENT 9662411; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 6.79 FEET; THENCE WESTERLY ON A CURVED LINE CONVEXED SOUTHERLY TANGENT TO LAST DESCRIBED PARALLEL LINE AND HAVING A RADIUS OF 413.67 FEET, A DISTANCE OF 43.34 FEET; THENCE NORTHWESTERLY ON A STRAIGHT LINE TANGENT TO LAST DESCRIBED CURVED LINE, A DISTANCE OF 50.37 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 756.62 FEET WEST OF THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 2; THENCE SOUTH ON LAST DESCRIBED PARALLEL LINE A DISTANCE OF 135.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.**

**PARCEL B:**

**A TRACT OF LAND IN THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:**

343  
107

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BEGINNING AT A POINT ON THE NORTH LINE OF EAST 95TH STREET, SAID NORTH LINE BEING 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SECTION 2 AND SAID POINT BEING 656.62 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION AND THENCE EAST ALONG SAID NORTH LINE OF EAST 95TH STREET, A DISTANCE OF 100 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 2 A DISTANCE OF 124 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 18 FEET SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY CONVEYED TO THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD BY DEED DATED FEBRUARY 10, 1927 AS DOCUMENT 9662411; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 2.72 FEET TO THE POINT OPPOSITE THE POINT OF BEND IN SAID RIGHT OF WAY OF RIGHT ANGLES THERETO; THENCE CONTINUING WEST ALONG A PARALLEL LINE 18 FEET SOUTHERLY OF SAID RIGHT OF WAY, A DISTANCE OF 97.30 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 656.62 FEET WEST OF SAID EAST LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 2; THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 125.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL C:

A TRACT OF LAND IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF EAST 95TH STREET, SAID NORTH LINE BEING 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SECTION 2 AFORESAID, SAID POINT BEING 556.62 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SECTION 2; THENCE EAST ALONG SAID NORTH LINE OF EAST 95TH STREET, A DISTANCE OF 60 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 2 AFORESAID A DISTANCE OF 124 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF EAST 95TH STREET A DISTANCE OF 60 FEET; THENCE SOUTH ON A LINE PARALLEL WITH AND 556.62 FEET WEST OF THE EAST LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 2 AFORESAID A DISTANCE OF 124 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL D:

A TRACT OF LAND IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF EAST 95TH STREET, SAID NORTH LINE BEING 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SECTION 2 AND SAID POINT BEING 373.62 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SECTION 2, RUNNING THENCE NORTH ALONG A LINE DRAWN PARALLEL WITH AND 373.62 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SECTION 2 A DISTANCE OF 146 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE RIGHT OF WAY CONVEYED TO THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY, BY DEED DATED FEBRUARY 10, 1927 AND RECORDED AS DOCUMENT 9662411, THENCE SOUTHWESTERLY AND WESTERLY ON SAID SOUTHERLY LINE OF SAID RIGHT OF WAY TO A LINE DRAWN PARALLEL WITH AND 436.62 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SECTION 2 ;THENCE SOUTH ON SAID LINE DRAWN PARALLEL WITH AND 496.62 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SECTION 2, A DISTANCE OF 142 FEET TO

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THE NORTH LINE OF EAST 95TH STREET, THENCE EAST ALONG THE NORTH LINE OF EAST 95TH STREET A DISTANCE OF 123 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 25-02-318-062

Address(es) of Real Estate: 1110 East 95th Street, Chicago, IL 60619

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 2007 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, this 6th day of JANUARY, 2005.

Impress  
Corporate Seal  
Here

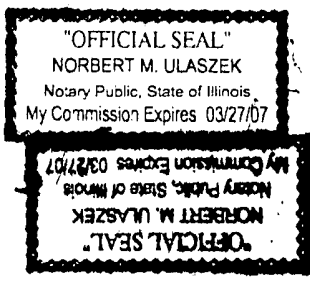
2 Stars Auto Rebuilders, Inc., an Illinois Corporation

By Gilberto Guzman President

Attest: Javier Guzman Secretary

State of Illinois, County of COOK ss, I, the undersigned, a Notary Public in and for the

County and State aforesaid, DO HEREBY CERTIFY that GILBERTO GUZMAN personally known to me to be \_\_\_\_\_ President of the corporation, and JAVIER GUZMAN personally known to me to be the \_\_\_\_\_ Secretary of said corporation, and 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 severally acknowledged that as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the Board of DIRECTORS of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 6th day of JANUARY, 2005.

Commission expires 3-27-2007, 19 \_\_\_\_\_ Norbert M. Ulaszek  
NOTARY PUBLIC

This instrument was prepared by: NORBERT M. ULASZEK, 4535 South Kedzie, 4535 SOUTH KEDZIE CHICAGO, IL 60632, IL 60632

MAIL TO:  
JAVIER GUZMAN  
1110 EAST 95th STREET  
CHICAGO, IL, 60619

SEND SUBSEQUENT TAX BILLS TO:  
Javier Guzman  
1110 East 95th Street  
Chicago, IL 60619

OR Exempt under Real Estate Transfer Tax Act Sec. 4  
Par. E & Cook County Ord. 95104 Par. E  
Recorder's Office Box No. \_\_\_\_\_ Date 1-6-2005 Sign \_\_\_\_\_

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STATEMENT BY GRANTOR AND GRANTEE

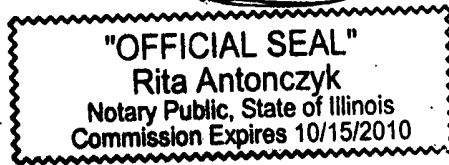
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 6, 2005

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said Agent this 6 day of January, 2005



Notary Public \_\_\_\_\_

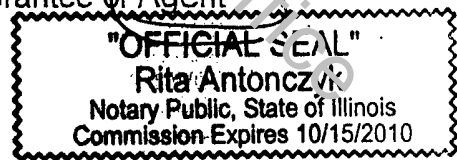
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated January 6, 2005

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said Agent this 6 day of January, 2005



Notary Public \_\_\_\_\_

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)