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WARRANTY DEED



Doc#: 0832635042 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/21/2008 10:05 AM Pg: 1 of 6

THE GRANTOR(S)

(The space above for Recorder's use only)

GILBERTO GUZMAN, A **BACHELOR**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to JAVIER GUZMAN, the following described Real Estate situated in Lake County, Illinois, commonly known as 1110 East 95th Street, Chicago, Il 60619, legally described as:

* 1110 EAST 95th STREET, CHGO. IL. 60619
SEE ATTACHED


SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2008 and subsequent years.

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

Permanent Index Number (PIN): 25-02-318-062-0000

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

Dated this 20th day of October, 2008

 (SEAL) _____ (SEAL)
GILBERTO GUZMAN

P.N.T.N.

6013

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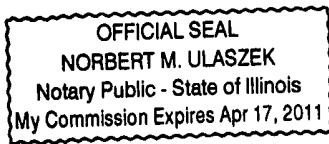
STATE OF ILLINOIS)

)ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GILBERTO GUZMAN personally known to me to be the same person(s) whose name(s) subscribed in 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.

Given under my hand and official seal, this 20th day of OCTOBER, 2008.



Norbert M. Ulaszek
NOTARY PUBLIC

Commission expires 4-17-2011

NORBERT ULASZEK

This instrument was prepared by: 4535 SOUTH KEDZIE, CHICAGO, IL 60632

MAIL TO:

JAVIER GUZMAN
110 EAST 95TH STREET
CHICAGO, IL. 60619

OR

Recorder's Office Box No. _____

SEND SUBSEQUENT TAX BILLS TO:

JAVIER GUZMAN
110 EAST 95TH STREET
CHICAGO, IL. 60619




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LEGAL DESCRIPTION

Permanent Index Number (PIN): 25-02-318-062-0000

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

Property Clerk's Office

<p>CITY OF CHICAGO</p>  <p>CITY TAX NOV. 18.08 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 0000017149</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>00850.50</td></tr> <tr><td>FP 103026</td></tr> </table>	REAL ESTATE TRANSFER TAX	00850.50	FP 103026
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<p>COOK COUNTY</p>  <p>COUNTY TAX NOV. 18.08 REAL ESTATE TRANSACTION TAX REVENUE STAMP</p>	<p># 0000038554</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>00040.50</td></tr> <tr><td>FP 103025</td></tr> </table>	REAL ESTATE TRANSFER TAX	00040.50	FP 103025
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PARCEL A:

A TRACT OF LAND IN THE SOUTHWEST $\frac{1}{4}$ 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 $\frac{1}{4}$ 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 $\frac{1}{4}$ 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 $\frac{1}{4}$ 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 $\frac{1}{4}$ 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 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

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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 496.62 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 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.

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STATE OF ILLINOIS)
COUNTY OF) SS.

AFFIDAVIT — METES AND BOUNDS

(Reserved for Recorder's Use Only)

JAVIER GUZMAN & GILBERTO GUZMAN

states that he/she resides at _____, being duly sworn on oath,

1110 E. 95th STREET CHICAGO, IL. 60619 That the attached deed is not in violation of Section 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of DuPage County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me

Javier Guzman
Gilberto Guzman

this 20th day of Oct, 2008, 19

Norbert M. Ulaszek
Notary Public

