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THIS INSTRUMENT PREPARED BY

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55 East Monroe Street
Suite 1890
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Doc#: 0900533166 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2009 02:26 PM Pg: ~~1 of 2~~

1 of ?

AND AFTER RECORDING RETURN TO:

Law Offices of Joseph M. Haddad
6949 Kennedy Avenue
Suite B
Hammond, Indiana 46323
(219) 844-0044

WARRANTY DEED (Cook County, Illinois)

THIS WARRANTY DEED ("Deed"), executed the 26 day of December, 2008, by Edward D. Daigler*, whose mailing address is 1611 12th Street East, Unit B, Palmetto, Florida 34221 ("Grantor") to John Gomez, whose address is 9707 Avenue J, Chicago, Illinois 60617 ("Grantee").

* married to Kathleen Daigler

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by Grantee, does hereby CONVEY and WARRANT to Grantee that certain real property situated in Cook County, Illinois, more particularly described on Exhibit A attached hereto;

TOGETHER WITH all estate and rights of Grantor in such property, including, without limitation, all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "Property");

BOX 334 CT

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Property of Cook County Clerk's Office

CITY OF CHICAGO



JAN.-2.09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002943

REAL ESTATE TRANSFER TAX
0153900
FP 103033

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PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on **Exhibit B** attached hereto and made a part hereof by this reference for all purposes (the "**Permitted Encumbrances**");

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto Grantee, Grantee's successors and assigns forever. Grantor does hereby covenant that, at the time of the making and delivery of this Warranty Deed, Grantor is lawfully seised of a fee simple title to the Property and has full right to convey the same and that title to the Property is free of all encumbrances, except for the Permitted Encumbrances. Grantor does hereby warrant to Grantee and its successors in interest the quiet and peaceable possession of the Property and agrees to defend the title thereto against all persons who may lawfully claim it, subject however, to the Permitted Encumbrances.

Grantor hereby releases and waives all rights it may have in and to the Property under and by virtue of the Homestead Exemption Laws of the State of Illinois.

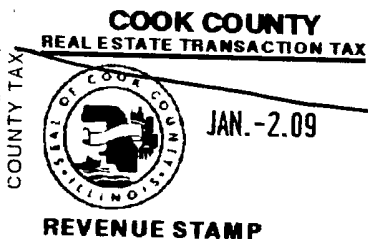
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.


Edward D. Daigler

The undersigned hereby releases and waives all rights by virtue and under the Homestead Exemption Laws of the State of Illinois.

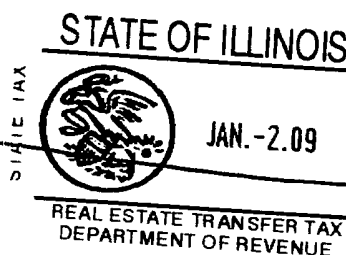

Kathleen Daigler

12/26/08
Date



REAL ESTATE TRANSFER TAX
00073.25
FP 103034

0000053198



REAL ESTATE TRANSFER TAX
00146.50
FP 103032

0000053112

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EXHIBIT A

LEGAL DESCRIPTION

P.I.N.: 26-05-325-025-0000

Common Address:

9717 S. Avenue H
Chicago, Illinois 60617

THE SOUTH 60.00 FEET (AS MEASURED ALONG THE WEST LINE) OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATED IN THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 5, SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5, WITH THE EASTERLY RIGHT OF WAY LINE OF A PUBLIC ROADWAY COMMONLY KNOWN AS AVENUE "H", THENCE NORTH ALONG THE EASTERLY LINE OF AVENUE "H", 421.7 FEET TO THE SOUTHWEST CORNER OF LOT 41 IN BLOCK 18 IN TAYLOR'S 2ND ADDITION TO SOUTH CHICAGO, SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUING NORTH ALONG THE EASTERLY LINE OF AVENUE "H" 191.00 FEET TO A POINT 10 FEET FROM THE CENTER LINE OF THE MAIN TRACK OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY AS THE SAME WAS LOCATED ON FEBRUARY 19, 1962 MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH EASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 31 DEGREES, 31 MINUTES TO THE LAST DESCRIBED COURSE AND PARALLEL TO THE AFORESAID MAIN TRACK OF THE RAILWAY COMPANY 220.94 FEET TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED LOT 41, THENCE WEST ALONG THE SOUTH LINE OF LOT 41 WHICH FORMS AN INTERIOR ANGLE OF 59 DEGREES 49 MINUTES TO THE LAST DESCRIBED COURSE 115.55 FEET TO THE POINT AND PLACE OF BEGINNING.

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. The lien of real estate taxes for the year 2008 and subsequent years, not yet due and payable;
2. Acts of Grantee

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

Edward D. Daigler, being duly sworn on oath, states that he resides at 9717 Avenue H, Chicago, IL 60617. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
OR
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance 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 easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Edward D. Daigler

SUBSCRIBED AND SWORN to before me

this 30 day of December, 2008

[Signature]
Notary public

