

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



0908312153D

Doc#: 0908312153 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/24/2009 02:07 PM Pg: 1 of 3

THE GRANTOR(S), ROBERT MUNOZ and SONIA A SANTIAGO of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty(s) to JUAN MORADO and ALICE VAN SLYKE (GRANTEE'S ADDRESS) 3200 NORTH KILBOURN AVENUE, CHICAGO, ILLINOIS 60641 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

**SUBJECT TO:** general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

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

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Permanent Real Estate Index Number(s): 13-22-321-117-0000  
Address(es) of Real Estate: 3200 NORTH KILBOURN AVENUE, CHICAGO, ILLINOIS 60641

Dated this 4th day of <sup>March</sup> ~~February~~, 2009.

ROBERT MUNOZ

SONIA A SANTIAGO

STERLING TITLE SERVICES, LLC

8000335 10/2

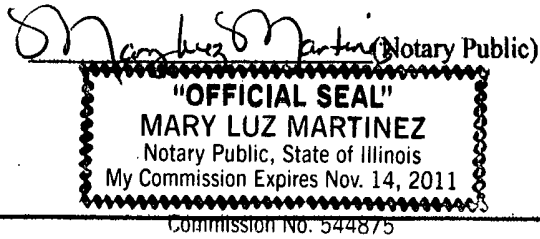
"OFFICIAL SEAL"  
MARY LUZ MARTINEZ  
Notary Public, State of Illinois  
My Commission Expires Nov. 14, 2011  
Commission No. 544875

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROBERT MUNOZ and SONIA A SANTIAGO, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 4<sup>th</sup> day of March, 2009.



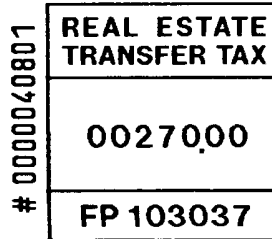
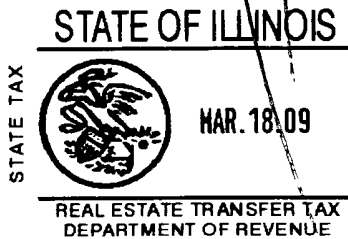
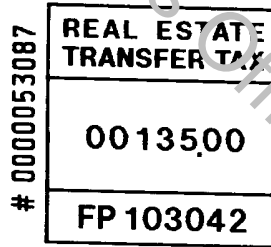
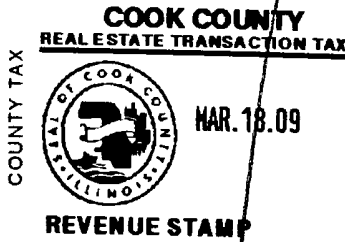
**Prepared By:** Law Offices of Renee Meltzer Kalman, P.C.  
20 N. Clark St. Suite 2450  
Chicago, Illinois 60602

**Mail To:** JR.  
JUAN MORADO AND ALICE VAN SLYKE  
3200 NORTH KILBOURN AVE.  
CHICAGO, IL 60641

City of Chicago Real Estate  
Dept of Revenue Transfer Stamp  
574734 \$2,835.00  
03/18/2009 10:42 Batch 09484 72



**Name & Address of Taxpayer:**  
JUAN MORADO and ALICE VAN SLYKE  
3200 NORTH KILBOURN AVENUE  
CHICAGO, ILLINOIS 60641



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## Legal Description

### Parcel 1:

Parcel 103 in Kilbourn Court Townhomes Subdivision, being a Subdivision of part of the Southwest 1/4 of Section 22, Township 40 North, range 13 East of the Third Principal Meridian, in Cook County, Illinois.

That part of the South 10 acres of the West 1/2 of the East 1/2 of Southwest 1/4 (except the West 410 feet and except the East 33 feet thereof taken for a street and except the North 133 thereof and except the South 33 feet taken for Belmont Avenue thereof) in Section 22, Township 40 North, Range 13, East of the Third Principal Meridian; also the East 100 Feet of the West 410 feet of the South 10 acres of the West 1/2 of the East 1/2 of the Southwest 1/4 (except the South 33 feet thereof taken for Belmont Avenue), in said Section 22, bounded and described as follows:

Beginning at the intersection of the North line of West Belmont Avenue, said North Kilbourn Avenue, said West line being 33 feet West of the East line of West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 22; thence North 90 degrees 00 minutes 00 seconds West, along the North line of said West Belmont Avenue, 67.34 feet; thence North 00 degrees 10 minutes 17 seconds West, 27.53 feet thence North 89 degrees 49 minutes 43 seconds East, 20.68 feet; thence South 00 degrees 10 minutes 17 seconds East, 0.83 feet; thence North 89 degrees 49 minutes 43 seconds East, 46.66 feet; thence South 00 degrees 10 minutes 17 seconds East, 26.90 feet to the point of beginning.

### Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 for ingress, egress, use and enjoyment as set forth in and created by the Declaration of Covenants, Conditions and Restrictions and Easement for the Kilbourn Court Townhomes recorded as Document Number 0418832056 as amended from time to time.

TAX ID#13-22-321-117-0000