



Doc#: 0918315104 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/02/2009 02:47 PM Pg: 1 of 4

This Instrument Prepared by:
William E. Curphey & Assoc.
2605 Enterprise Road
Suite 155
Clearwater, Florida 33759

This space for recording information only

Return to and mail tax statements to:
LIONEL GARCIA
1721 N KARLOV
CHICAGO, IL 60639
Property Tax ID#: 13-31-421-013

RETURN TO:
TRANSCONTINENTAL TITLE CO.
RECORDING DIVISION
2605 ENTERPRISE ROAD STE#200
CLEARWATER, FL 33759-9973

WE-585997-4
(1-2)

WARRANTY DEED
[William E. Curphey & Assoc.]
[By: *W. E. Curphey*]

This WARRANTY DEED, executed his 17th day of June 2009, LIONEL GARCIA WATA LEONEL GARCIA, Married To, EVELYN MUNIZ, hereinafter called GRANTOR, grant to LIONEL GARCIA, and EVELYN MUNIZ, Husband and Wife whose address is 1721 N KARLOV, CHICAGO, IL 60639, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$ 0 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in COOK County, Illinois viz:

"SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" INCLUDED HEREWITH AND MADE A PART HEREOF"

PROPERTY ADDRESS:
1721 N KARLOV
CHICAGO, IL 60639

SC
SY
PH
SY
WVE
MM

UNOFFICIAL COPY

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.
Signed, sealed and delivered in our presence:

Witness

Lionel Garcia
LIONEL GARCIA WATA LEONEL GARCIA

Printed Name

Evelyn Muniz
EVELYN MUNIZ

Witness

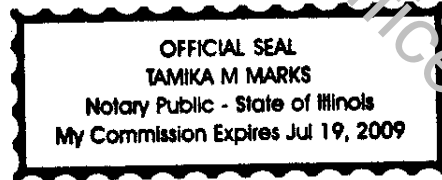
Printed Name

STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was hereby acknowledged before me this 17th day of June 2009, by LIONEL GARCIA WATA LEONEL GARCIA, Married To, EVELYN MUNIZ, who is personally known to me or who has produced Drivers License, as identification, and who signed this instrument willingly.

Tamika M Marks
Notary Public
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.



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“Exhibit A”

THE SOUTH 5 FEET OF LOT 15 AND ALL OF LOT 16 IN BLOCK 23 IN GARFIELD, IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

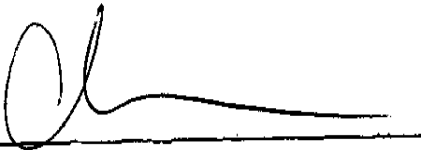
Property of Cook County Clerk's Office

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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 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 title to real estate under the laws of the State of Illinois.

Dated June 17, 2009.

Signature: 

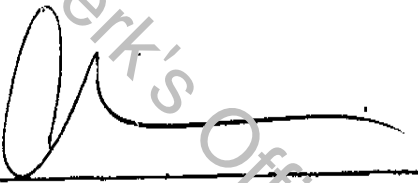
Subscribed and sworn to before me
by the said Agent
this 17 day of June, 2009
Notary Public Franki K

Franki Kalogianis

Grantor or Agent
**FRANKI P. KALOGIANIS**
MY COMMISSION # DD 784443
EXPIRES: March 3, 2012
Bonded Thru Budget Notary Services


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 is 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 title to real estate under the laws of the State of Illinois.

Dated June 17, 2009.

Signature: 

Subscribed and sworn to before me
by the said Agent
this 17 day of June, 2009
Notary Public Franki K

Franki Kalogianis

Grantee or Agent
**FRANKI P. KALOGIANIS**
MY COMMISSION # DD 784443
EXPIRES: March 3, 2012
Bonded Thru Budget Notary Services

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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)