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WARRANTY DEED Statutory (IL) (Joint Tenancy/Ind. to Ind.)

Doc#: 1003635021 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/05/2010 09:35 AM Pg: 1 of 2

THE GRANTOR(S), DONNA L. WORKMAN, a widow and JAMES WORKMAN, married to Monica Workman

of the Village of Brookfield, County of Cook, State of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to **ERIK DUARTE and JACIVE Y. GALLARDO** of 4416 S. Troy, Chicago, Illinois 60632

STATE OF ILLINOIS	
	FEB.-2.10
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0006059398	REAL ESTATE TRANSFER TAX
	00175.00
	FP 103032

not in Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: LOT 21 IN ^{K &} S VILLAGE SQUARE TOWNHOMES RESUBDIVISION OF LOTS 1, 2 AND 14 IN FRANZ G. MORINE'S RESUBDIVISION OF PART OF AUSPITZ AND OAKES BROOKFIELD PARK SUBDIVISION IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1989 AS DOCUMENT 89161602, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLAGE SQUARE TOWNHOMES RECORDED APRIL 12, 1989 AS DOCUMENT 89161602 AND RE-RECORDED AUGUST 2, 1989 AS DOCUMENT 89355299 OVER, UPON AND ACROSS OUTLOT 35 FOR INGRESS AND EGRESS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

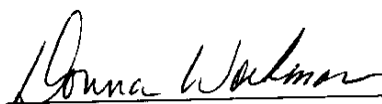
DATE: January 28, 2010.

Permanent Real Estate Index Number:

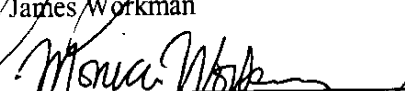
18-03-429-035

Address of Real Estate:

8911 Village Square Lane, Brookfield, Illinois


Donna Workman


James Workman


Monica Workman

C.T.I./W
NW 220018-
216002873 1002
KCI

BOX 333-CP

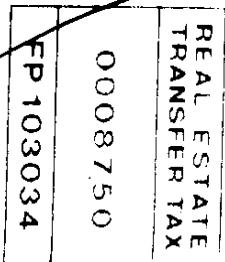
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SUBJECT TO:

General real estate taxes not due and payable at the time of closing; Grant of easement recorded as Document No. 8660217; Covenants and restrictions recorded as Document No. 10066309; Public sidewalks along the East and West lines of vacated Vernon Avenue; Water hydrants and manhole over the westerly portion of Lot 159; Rights of the Municipality, State of Illinois and the public and adjoining owners in and to said vacated Vernon Avenue and vacated alley; Rights of the public or quasi-public utilities, if any, in said vacated alley for maintenance therein of poles, conduits, sewers, etc.; Easements for public utilities and drainage and building line recorded as Document No. 25953999; Rights of the Public, The State of Illinois and the Municipality in and to that part of the land taken or used for Gerritsen Avenue, Sunnyside Avenue; Plainfield Road and Prairie Avenue; Rights of way for drainage tiles, ditches, feeders and laterals, if any; Easements recorded as Document No. 89161502; Statement by surveyor as disclosed by the Plat for Village Square Townhomes Resubdivision located in flood risk zone "c"; Covenants, conditions and restrictions contained in Declaration recorded as Document No. 89161602; Party wall and party wall rights, if any; Easement recorded as Document No. 88526591; and Terms, provisions and conditions relating to the Easement described as Parcel 1 and rights of the adjoining owner or owners to the concurrent use of the easement.



0000059494

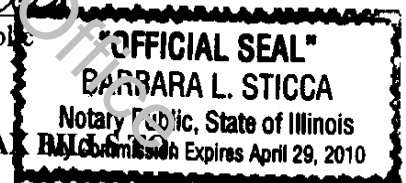


STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DONNA L. WORKMAN, a widow and JAMES WORKMAN, married to Monica Workman 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 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 28 day of January, 2010.

Subra L. Gupta
Notary Public

**MAIL TO:**

Richard Cooke, Esq.
Attorney at Law
2653 N. Kedzie Avenue
Chicago, Illinois 60647

SEND SUBSEQUENT TAX

Erik Duarte
Jacive Y. Gallardo
8911 Village Square Lane
Brookfield, Illinois 60513

THIS INSTRUMENT WAS PREPARED BY:

Howard M. Hoff
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
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