



Doc#: 1006203010 Fee: \$70.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/03/2010 10:21 AM Pg: 1 of 5

After Recording Return to:
First AM # 60-99153

Return to:
FIRST AMERICAN TITLE INSURANCE
RECORDING DIVISION
2025 ENTERPRISE ROAD STE#300
CLEARWATER, FL 33759-9966

This instrument was prepared under the supervision of:
P. Desantis, Esq
By: Law's Specialty Group, Inc
235 West Brandon Blvd., #191
Brandon, Florida 33511
866-755-6300

THIS DEED IS EXEMPT PER REVENUE ACT CHAPTER 35
PARAGRAPH "D" IN THAT IT CORRECTS A PREVIOUSLY
RECORDED DOCUMENT

This space for recording information only

Mail Tax Statements To:
Larry Gaston
Mildred Gaston
7112 South Wabash Avenue
Chicago, IL 60619

The purpose of this deed is to correct the
notary acknowledgement and to show the
acknowledgement of Grantor.

Prior Recordation #94839167

Property Address:
7112 South Wabash Avenue
Chicago, IL 60619

Property Tax ID#: 20-27-100-026 -0000

60-44098-5
(1 of 3)

CONFIRMATORY WARRANTY DEED
(the purpose of this deed is to confirm prior conveyance)

This WARRANTY DEED, executed this 14 day of Oct
2009, ANN JACKSON, a divorced and not since remarried woman, residing at 2772 E.
75th St Apt 10 Chicago 60649 hereinafter called GRANTOR, conveys and warrants to LARRY
GASTON and MILDRED GASTON, husband and wife, residing at 7112 South Wabash
Avenue, Chicago, IL 60619, hereinafter called GRANTEES:

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

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GRANTORS, for and in consideration of the sum of Ten
 and $\frac{00}{100}$ Dollars (\$ 10.00) and other valuable considerations, receipt whereof
 is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and
 confirms unto the GRANTEES, all that certain land, situated in Cook County, Illinois, viz:

**LOT 6 IN BLOCK 3 IN D. B. SCULLY'S SUBDIVISION OF THE NORTHWEST 1/4
 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14,
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS,
 RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS
 FORMING THE CHAIN OF TITLE TO THIS PROPERTY BUT ARE NOT RE-
 ESTABLISHED HEREBY.**

**BEING THE SAME PROPERTY CONVEYED TO LARRY GASTON AND MILDRED
 GASTON BY WARRANTY DEED FROM ANN JACKSON, A DIVORCED AND NOT
 SINCE REMARRIED WOMAN DATED 09/21/1994 AND RECORDED AS DOCUMENT
 NO. 94839167 IN COOK COUNTY, ILLINOIS.**

Property Address: 7112 South Wabash Avenue, Chicago, IL 60619
The legal description was obtained from a previously recorded instrument.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE TAXES
 NOT DUE AND PAYABLE AT TIME OF CLOSING, COVENANTS, CONDITIONS,
 RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS IF ANY, SO
 LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND
 ENJOYMENT OF THE PROPERTY.

*(For information purposes only: Prior deed dated September 21, 1994 and recorded as
 Document No. 94839167, contained the incorrect party noted in the acknowledgment as
 corrected herein)*

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

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, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantees that the Grantor are 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.

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IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor of the date first written above.

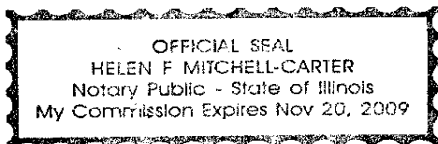
GRANTOR:

Ann Jackson
ANN JACKSON

STATE OF ILLINOIS)
COUNTY OF COOK)

I, *Helen F. Mitchell-Carter*, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ANN JACKSON, Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of no nestead.

Given under my and official seal this 14 day of Oct, 2009.



H F Mitchell Carter
Notary Public
My commission expires: 11/20/09

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**

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EXHIBIT "A"

60-00099153

LOT 6 IN BLOCK 3 IN D, B. SCULLY'S SUBDIVISION OF THE NORTHWEST
1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO LARRY GASTON AND MILDRED
GASTON BY DEED FROM ANN JACKSON RECORDED 09/28/1994 IN DEED
DOCUMENT NO. 94839167, IN THE OFFICE OF THE RECORDER OF DEEDS FOR
COOK, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

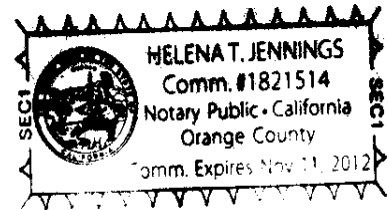
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorize to do business or acquire and hold title to real estate 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 16th October, 2009, 2009

Signature: _____
Grantor or Agent

Subscribed and sworn to before me Helena T Jennings
by the said H. DARVEY LE DARVEY LE
this 16 day of October, 2009

Notary Public Helena T Jennings
Helena T Jennings



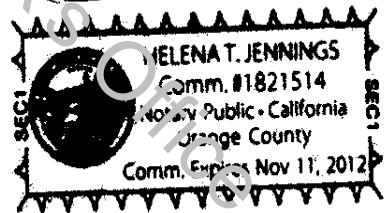
The Grantee of his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 16th October, 2009, 2009

Signature: _____
Grantee or Agent

Subscribed an sworn to before me Helena T Jennings
by the said DARVEY LE
this 16th day of October, 2009, 2009

Notary Public Helena T Jennings
Helena T Jennings



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.)