

# UNOFFICIAL COPY



Doc#: 1006918049 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/10/2010 02:53 PM Pg: 1 of 2

## ILLINOIS WARRANTY DEED

THE GRANTOR(S),

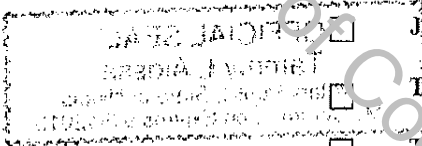
AGUSTIN FERNANDEZ,  
An ~~h~~married man

of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

**JUSTINO MARTINEZ**  
OF 4542 S. RICHMOND, CHICAGO, ILLINOIS 60632

UNMARRIED

MARRIED TO \_\_\_\_\_



JOINT TENANTS

TENANTS BY THE ENTIRETY

TENANTS IN COMMON

all interest in the following described Real Estate situated in Will County, Illinois, to wit:

PERMANENT INDEX NUMBERS: 15-09-76-003-0000

COMMON ADDRESS: BOX 15 4613 SOUTH TROY CHICAGO, ILLINOIS 60629

Legal Description:

LOT 43 AND LOT 42 (EXCEPT THE SOUTH 17 FEET THEREOF) IN BLOCK 1 IN JOHN GUTHRIE SMITH'S SUBDIVISION OF BLOCK 13 IN HART L. STEWART'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 per the aforementioned tenancy forever.

SUBJECT TO: General taxes for the year 2009 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; party wall rights and agreements; the terms, provisions covenants and conditions of the Declaration of Covenants and all amendments, if any; and any easements established by or implied from said Declaration or amendments.

Dated this 26<sup>th</sup> day of February, 2010.

AGUSTIN FERNANDEZ

AUXILIO MA FERNANDEZ  
SIGNING SOLELY TO  
WAIVE HOMESTEAD

THIS IS TO CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT.

TICOR TITLE INSURANCE COMPANY

2 pgs

TICOR TITLE 648733

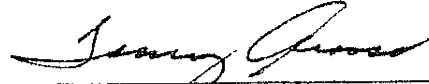
1 of 1

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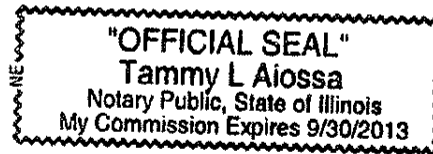
State of Illinois )  
County of Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named individual(s), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day and acknowledged that s/he signed, sealed and delivered the said instrument as his/her 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 26<sup>th</sup> Day of February, 2010.

  
NOTARY PUBLIC  
My Commission Expires: 9.30.13

SEND SUBSEQUENT TAX BILLS TO:  
Justino Martinez  
4613 S. Troy  
Chicago, Illinois 60632



UPON RECORDING MAIL THIS INSTRUMENT TO:


~~Law Office Of  
Guillermo Alvarado, Ltd.  
545 South York Road Suite 100  
Bensenville, Illinois 60106  
Telephone: 630.595.6900~~

*Justino Martinez  
4613 S. Troy  
Chicago, IL 60632*

THIS INSTRUMENT PREPARED BY:

Tammy L. Aiossa  
Aiossa & Associates, P.C.  
16W361 S. Frontage Rd, Suite 126  
Burr Ridge, Illinois 60527  
Telephone: 630.908.3005

CITY OF CHICAGO




MAR. 10. 10

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000013193

REAL ESTATE TRANSFER TAX
02100.00
FP102803

STATE OF ILLINOIS




MAR. 10. 10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000003254

REAL ESTATE TRANSFER TAX
00200.00
FP 102809

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAR. 10. 10

COUNTY TAX  
REVENUE STAMP

# 0000003249

REAL ESTATE TRANSFER TAX
00100.00
FP326707