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WARRANTY DEED

STATUTORY (ILLINOIS)

(Corporation to Individual)

Doc#: 1007608115 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/17/2010 11:28 AM Pg: 1 of 3

2063

Above Space for Recorder's Use Only

3

THE GRANTOR, **U.S. BANK, N.A.**, a corporation, of the City of Eagan, County of Dakota, State of Minnesota, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to **SERGIO ANDRADE**, a ^{Married} ~~single~~ man, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 24 IN BLOCK 1 IN N.O. SHIVELY AND COMPANY'S FULLERTON AVENUE PARK ADDITION, BEING A SUBDIVISION (EXCEPT RAILROAD RIGHT-OF-WAY) OF THE EAST 20 ACRES OF THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHEAST FRACTIONAL 1/4, SOUTH OF THE INDIAN BOUNDARY LINE, OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, 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.

SUBJECT TO: covenants, conditions, easements, rights of way, any other restrictions of record, and to general taxes for 2008 and subsequent years.

Permanent Real Estate Index Number: **12-34-202-021-0000**

Address of Real Estate: **2305 Finley Avenue, River Grove, Cook County, Illinois 60171-1808**

The undersigned person executing this warranty deed on behalf of the corporation represents and certifies that they are a duly authorized agent or officer of the corporation and has been fully empowered by proper resolution or letter of direction of the grantor to execute and deliver this warranty deed; that the grantor is a corporation in

DONE AT CUSTOMER'S REQUEST

ABLE TITLE

0907-13423

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good standing and has full legal capacity to make this warranty deed described herein and that all necessary corporate action for this warranty deed has been taken and done.

Dated this 23RDth day of December, 2009.

U.S. BANK, N.A.

Toni Kramme (SEAL)
By its authorized agent, Grantor

STATE OF MINNESOTA)
) SS:
COUNTY OF DAKOTA)

I, the undersigned, a Notary Public in and for Dakota County, State of Minnesota, do
HEREBY CERTIFY that TONI KRAMME, 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 he signed,
sealed and delivered said instrument as his 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 23RD day of December, 2009.

My commission expires on 1/31, 2010.

Kathryn L. Svenson
Notary Public, State of Minnesota



This instrument was prepared by:

Edward J. Wartman, Esq.
Attorney at Law
516 E. 86th Avenue
Merrillville, IN 46410
(219) 791-1520
Fax (219) 791-9366
e-mail: ewartman@aol.com


VILLAGE OF RIVER GROVE
Property
Inspection
No 002643
2-12-10 *J.M.*
Approved

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PLEASE MAIL TO: 5692
Phillip Rosenthal
3700 W Devon Ave
Suite E
Lincolnwood, IL 60712

~~Sergio Andrade
2305 Finley Avenue
River Grove, IL 60171-1808~~

SEND SUBSEQUENT TAX BILLS TO: Sergio Andrade
2305 Finley Avenue
River Grove, IL 60171-1808

STATE TAX
STATE OF ILLINOIS

MAR. 17. 10
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000009905
REAL ESTATE
TRANSFER TAX
0011900
FP 103036

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAR. 17. 10
REVENUE STAMP

0000009318
REAL ESTATE
TRANSFER TAX
0005950
FP 103047