

# UNOFFICIAL COPY



Doc#: 1009654002 Fee: \$40.0  
Eugene "Gene" Moore RHSP Fee:\$10  
Cook County Recorder of Deeds  
Date: 04/06/2010 09:50 AM Pg: 1 of 1

## SPECIAL WARRANTY DEED

The Grantor(s), Ramon Alvarez, a single man, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the grantee(s):

Alvarez Sons Corporation  
2325 N. California Avenue  
Chicago, IL 60647

in the County of Cook, in the State of Illinois, the following described real estate, to wit:

LOT 3 IN BLOCK 17 IN SOUTH LYNNE, BEING VAILS SUBDIVISION IN THE NORTH HALF OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 20-19-108-018  
Known as: 6404 S. Claremont Avenue, Chicago, IL 60636

SUBJECT TO: Covenants, Conditions and Restrictions of Record;

And the said party in the first part, for themselves and their successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, they will warrant and forever defend.

Dated this 22<sup>nd</sup> day of March, 2010.

Ramon Alvarez

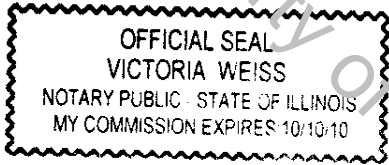
S YES  
P 3  
S NO  
M NO  
SC YES  
E YES  
INT YES

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STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF DuPAGE    )

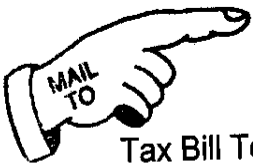
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Ramon Alvarez, a single man, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 2<sup>nd</sup> day of March, 2010.



Victoria Weiss  
Notary Public

Prepared By Joseph A. Giralamo Esq  
& Mail To: Law Offices of Joseph A. Giralamo, P.C.  
226 N. West Avenue - Suite 102  
Elmhurst, IL 60126



Tax Bill To: Ramon Alvarez  
2325 N. California Avenue  
Chicago, IL 60647

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF CHAPTER 35,  
SECTION 305/4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

DATED: 3/22/10

SIGNED: Joseph Giralamo, Agent

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## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

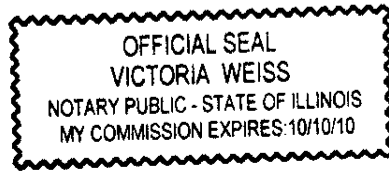
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or their entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: March 22, 2010 Signature: Joseph Scialano, Agent  
(Grantor or Agent)

Subscribed and sworn to before me this

22nd day of March, 2010.

Victoria Weiss  
(Notary Public)



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, or their entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: March 22, 2010 Signature: Joseph Scialano, Agent  
(Grantor or Agent)

Subscribed and sworn to before me this

22nd day of March, 2010.

Victoria Weiss  
(Notary Public)



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.

(Attach 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.)