WARRANTY DEELUNOFFICIAL COPY

The Grantor, Liliana M. Cruz, an unmarried woman, City of Chicago, County of Cook, State of Illinois, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to;

Doc#: 1032331049 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 11/19/2010 11:53 AM Pg: 1 of 3

Jason Smith, ar u married man, and Carrie Benzschawel, an unmarried woman, both of the City of Chicago, Illinois, to be held as joint tenants with rights of survivorship, the following described Real Estate situated in the county of Cook in the State if Illinois, to wit:

QUARTERS (3/4) OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, HAYNOIS.

Permanent Real Estate Index Number: 13-27-425-009-0000 Common Address: 2431 North Fairfield Ave. Ch.cago, Illinois 60647

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and essements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesicals from sale on execution or otherwise.

DATED this / S day of October, 2010.

Liliana M. Cruz

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State of Illinois) ss. County of Cook

The undersigned, a notary public in and for the above county and state, certifies that LILIANA M. CRUZ, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 15

day of October, 2010.

"OFFICIAL SEAL" YOLANDA GUTIERREZ Notary Public, State of Illinois My Commission Expires 06-06-2012



DEED PREPARED BY

Alfred S. Dynia Budzik & Dynia, LLC 4849 N. Milwaukee Ave. Chicago, IL 60630

MAIL DEED TO

Tanguilnt & Association, Ltd 161 N. Clark St., Ste 4700 Chicago, IL 60601

City of Chicago Dept. of Revenue

607014

11/17/2010 8:44 dr00198

SEND TAX BILL TO:

Jason Smith 2431 North Fairfield Ave. Chicago, IL 60647

> Real Estate Transfer Stamp \$3,727.50

actoh 2,075,731

STATE OF ILLINOIS



NOV.18.10

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE







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Saturn Title LLC 1030 W. Higgins Rd., #365 Park Ridge, IL 60068 847-696-1000 FAX:847-696-1001 www.saturntitle.com

Stewart Title Guaranty Company COMMITMENT FOR TITLE INSURANCE

File No: 1003889 Reference No:

EXHIBIT A

Legal:

LOT 18 IN BLOCK 5 IN HARRIET FARLIN'S SUBDIVISION OF THE SOUTH TYPEE -QUARTERS (3/4) OF THE WEST HALF (1/2) OF THE WEST HALF (1/2) C. THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWN'S HIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERICIAN, IN COOK COUNTY, ILLINOIS.

ress: 2431 North Fairfield Avenue, Chicago, IL 60647

PIN:

Address:

13-25-425-009-0000

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