

UNOFFICIAL COPY

WARRANTY DEED

THIS AGREEMENT, made this February 22, 2012, by and between **Nancy Donohue-Canfield**, a single woman, of the City of Chicago, State of Illinois, "GRANTOR," and **Sofia Jimenez and David E. Jimenez-Ekman**, a ~~married couple~~ ^{both single} of the City of Chicago, State of Illinois, "GRANTEE," **WITNESSETH**, that the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's heirs and assigns, FOREVER, ~~as Tenants in Common, Not as Joint Tenants,~~ ~~but as~~ ~~tenants in common~~ ~~and~~ ~~not~~ ~~as~~ ~~joint~~ ~~tenants,~~ ~~but~~ ~~as~~ ~~tenants~~ ~~in~~ ~~common,~~ ~~Not~~ ~~as~~ ~~joint~~ ~~tenants,~~ ~~but~~ ~~as~~ ~~tenants~~ ~~in~~ ~~common,~~ all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

640427 1/3

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, or, in and to the above described premises, HEREBY RELEASING ALL RIGHTS OF HOMESTEAD with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and the Grantee's heirs and assigns, that it has 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, it WILL WARRANT AND DEFEND, subject to those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused her name to be signed to these presents on the day and year first above written.

NANCY DONOHUE-CANFIELD

Nancy Donohue-Can

STATE OF ILLINOIS)
COUNTY OF COOK)

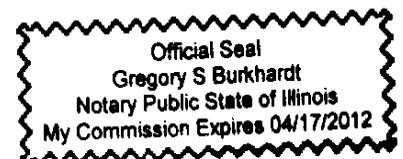
STEWART TITLE COMPANY
2655 West Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

S Y
P 2
S N
SC Y
INT D

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that **Nancy Donohue-Canfield** is personally known to me, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 21st day of FEBRUARY, 2012.

Gregory S Burkhardt
Notary Public



This instrument prepared by: Ian B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1403, Chicago, IL 60604

After recording, return to: Karen Patterson, P.O. Box 657, Glenview, IL 60025

Send Subsequent Tax Bills to: Sofia Jimenez, 6520 N. [redacted]

Tahoma Avenue, Chicago, IL 60646

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EXHIBIT "A" LEGAL DESCRIPTION

LOT 34 IN BLOCK 26 IN EDGEBROOK MANOR, BEING A SUBDIVISION OF LOTS 27, 32, 33, 34, 35 AND THAT PART OF THE SOUTHWEST 1/2 OF LOT 38 AND ALL OF LOT 39 WEST OF ROAD, ALL OF LOTS 40, 41, 42, 43, 44 AND THE SOUTHWEST 1/2 OF LOT 45 ALL OF LOTS 48, 49, 50, 51 AND 52 IN THE SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVATIONS IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THAT PART OF SAID LOTS 34 AND 41 LYING SOUTH OF THE NORTH CITY LIMITS OF THE CITY OF CHICAGO, WEST OF THE CENTER LINE OF CARPENTER ROAD AND EAST OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY, EXCEPT ALSO THE 100 FOOT RIGHT OF WAY OF CHICAGO MILWAUKEE AND ST. PAUL RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS.

Commonly known as: 6620 Tahoma Avenue Chicago, IL 60646

Permanent Index No.: 10-33-323-011-0000

THIS DEED IS SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY LINES AND EASEMENTS; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENT FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF THE YEAR 2011 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

REAL ESTATE TRANSFER	02/23/2012
 CHICAGO:	\$3,112.50
CTA:	\$1,245.00
TOTAL:	\$4,357.50
10-33-323-011-0000 20120201602493 3GTXL	

REAL ESTATE TRANSFER	02/23/2012
  COOK	\$207.50
ILLINOIS:	\$415.00
TOTAL:	\$622.50
10-33-323-011-0000 20120201602493 J4E5LP	