

170108
WARRANTY DEED (Illinois)

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Doc#: 1218831109 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/06/2012 04:51 PM Pg: 1 of 5

THIS DEED is made as of the 21 day of FEBRUARY, 2012, by and between

JOSE A CHAVEZ,
married to Maria Del Carmen Luna
("Grantor," whether one or more),

and

LORETTA ROSENMYER
a(n) _____
of _____

- individually
 - as tenants in common, and not as joint tenants
 - as joint tenants with rights of survivorship and not as tenants in common
 - husband and wife, as tenants by the entirety and not as joint tenants and not as tenants in common
- ("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 45 AND THE NORTH HALF OF LOT 44 IN THE RESUBDIVISION OF BLOCK 2 IN ROSE PARK, A SUBDIVISION OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-13-306-010-0000

COMMONLY KNOWN AS: 4341 N FRANCISCO AVE., CHICAGO, IL 60618

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

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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

CITYWIDE TITLE CORPORATION
430 W JACKSON BLVD
CHICAGO, IL 60606


COOK COUNTY CLERK'S OFFICE
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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: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2011 and subsequent years.

P.I.N.: 13-13-306-010-0000
COMMONLY KNOWN AS: 4341 N FRANCISCO AVE., CHICAGO, IL 60618

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 21 day of FEBRUARY, 2012.



JOSE A CHAVEZ



MARIA DEL CARMEN LUNA, his wife

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712

MAIL TO:
JAY K. FILLER JR
PO BOX 115
MARENO, IL 60152

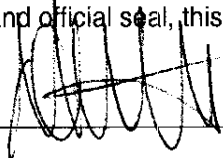
SEND SUBSEQUENT TAX BILLS TO:
Loretta Rosenmayer
310 BOULDER DR
LAKE IN THE HILLS, IL 60156

OR RECORDED'S OFFICE BOX NO. _____

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JOSE A CHAVEZ is/are 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 in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of February, 2012.

Notary Public 

My Commission Expires: 8-18-12



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LEGAL DESCRIPTION

LOT 45 AND THE NORTH HALF OF LOT 44 IN THE RESUBDIVISION OF BLOCK 2 IN ROSE PARK, A SUBDIVISION OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address Given: 4341 N FRANCISCO AVE., CHICAGO, IL 60618

Permanent Index Number: 13-13-306-010-0000

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER 02/29/2012



CHICAGO:	\$1,687.50
CTA:	\$675.00
TOTAL:	\$2,362.50

13-13-306-010-0000 | 20111201601106 | ZP6WCL

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REAL ESTATE TRANSFER 02/29/2012



COOK	\$112.50
ILLINOIS:	\$225.00
TOTAL:	\$337.50

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