

UNOFFICIAL COPY

**WARRANTY DEED
(STATUTORY ILLINOIS)**

#72073

MAIL TO:

ARMANDO ALMAZAN
3743 W 26th ST
CHICAGO IL 60623

NAME & ADDRESS OF TAXPAYER:

J & J HEATING COOLING & PLUMB. INC
2641 S DRAKE
CHICAGO IL 60623



Doc#: 1311222046 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/22/2013 01:12 PM Pg: 1 of 2

Above Space for Recorder's use only

GRANTOR(S), DENISE I. VIVANCO, married to OSCAR MARTINEZ,

of 2310 S. Ridgeway Avenue, Chicago, IL 60623, in the County of Cook and the State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEY(S) and WARRANT(S) to the GRANTEE(S), J & J HEATING COOLING & PLUMBING, INC, an Illinois Corporation,** with it's principal office located at 2641 S. Drake Avenue, Chicago, IL 60623 in the County of Cook and the State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

✓ LOT 4 IN C. L. BONNEY'S SUBDIVISION OF LOTS 14, 15, 16, 17, 18 AND 19 IN BLOCK 6 IN C.C. MOWRY'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 1/2 OF THAT PART ADJOINING SAID LOT 4 OF VACATED ALLEY EXTENDING EAST AND WEST THROUGH BLOCK 6 IN MOWRY'S SUBDIVISION LYING NORTH AND ADJOINING LOTS 31 AND 34 INCLUSIVE, THE EAST 4.66 FEET OF LOT 30 AND WEST 20.41 FEET OF LOT 35, ALL IN KING'S GARDEN, BEING A SUBDIVISION OF SAID BLOCK 6 IN COOK COUNTY, ILLINOIS.


PIN#: 16-26-104-056-0000

PROPERTY ADDRESS: 2310 S. RIDGEWAY AVENUE, CHICAGO, IL 60623-3027

SUBJECT TO: (1) General real estate taxes for the tax year 2012 and subsequent years. (2) Covenants, conditions and restrictions of record. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD SAID PREMISES FOREVER.

DATED: this 11th day of APRIL, 2013.


DENISE I. VIVANCO


OSCAR MARTINEZ, signing solely
for the purpose of waiving homestead
rights

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

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STATE OF ILLINOIS }
 }
 COUNTY OF COOK }
 }
 S.S., }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DENISE I. VIVANCO and OSCAR MARTINEZ, wife and husband, 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of APRIL, 2013.


Commission expires 7/8 20 14




 NOTARY PUBLIC



This Instrument was prepared by: Stanley Joseph Czaja, Attorney at Law, 7521 N. Milwaukee Avenue, Niles, IL 60714

HERITAGE TITLE FILE # H72073

REAL ESTATE TRANSFER	04/19/2013
	CHICAGO: \$600.00
	CTA: \$240.00
	TOTAL: \$840.00
16-26-104-056-0000 20130401601903 88PL5P	

REAL ESTATE TRANSFER	04/19/2013
	COOK \$40.00
	ILLINOIS: \$80.00
	TOTAL: \$120.00
16-26-104-056-0000 20130401601903 FZW41A	