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Doc#: 1325601087 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/13/2013 11:47 AM Pg: 1 of 3

**WARRANTY DEED**

Statutory (Illinois)  
(Corporation to Individual)

**Mail to:**

CARLOS M. GARCIA  
228 Fishing Lane  
Wood Dale, Illinois 60191

**Send Subsequent Tax Bills to:**

CARLOS M. GARCIA  
228 Fishing Lane  
Wood Dale, Illinois 60191

THE GRANTOR(S), **COMMUNITY PARTNERS FOR THE COMMON GOOD, INC.**, an Illinois not-for-profit corporation, incorporated under the laws of the State of Illinois, of 77 W. Washington Street, Suite #1820, Chicago, Illinois 60602, of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) AND NO/100 DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to: **CARLOS M. GARCIA**, *Duplicate*  
A Single Man, of 228 Fishing Lane, Wood Dale, Illinois 60191, of the County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE NORTH HALF OF LOT 71 AND ALL OF LOTS 72 AND 73, IN DAVENPORT'S SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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.

SUBJECT TO: SUBJECT TO: Building line and building law and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, public utility easements, if any; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year 2013 and subsequent years.

Permanent Index Number(s): 16-03-208-001-0000

Address of Real Estate: 4117 W. Pierce Avenue/1511 N. Kedvale Avenue, Chicago, Illinois 60651

Dated on August 7, 2013

**COMMUNITY PARTNERS FOR THE COMMON GOOD, INC.,**

By: [Signature] (Seal)  
Lonnie Chaffin, President

By: [Signature] (Seal)  
Martin Lee, Vice-President

S 4  
P 399  
S N  
SCY  
INT [Signature]

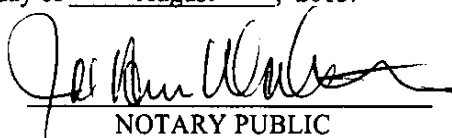
**FIRST AMERICAN**  
File # 445250

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STATE OF ILLINOIS ] ss.  
COUNTY OF COOK ]

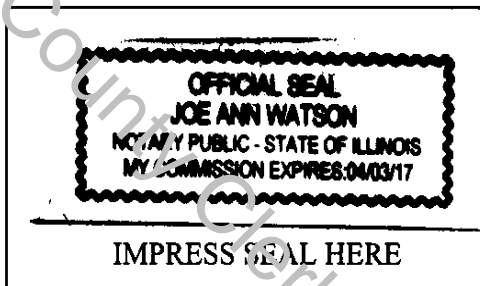
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, CERTIFY THAT LOUKE  
Chaffin, President and Martin Lee, vice President personally known to me to be the same  
person(s) whose name(s) are/is subscribed to the foregoing instrument, appeared before me this day in person, and  
acknowledged that they/~~he~~/she signed, sealed and delivered the instrument as their/~~his~~/her free and voluntary act,  
for the uses and purposes therein set forth, including the release and waiver of the right of homestead.\*

Given under my hand and notarial seal, this 7<sup>th</sup> day of August, 2013.


  
NOTARY PUBLIC

My commission expires on 04/03, 2017

This instrument was prepared by:  
Attorney Karen M. Walker  
3353 S. Prairie Avenue, 1<sup>st</sup> Flr.  
Chicago, Illinois 60616





\*If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

REAL ESTATE TRANSFER		08/13/2013
	CHICAGO:	\$1,023.75
	CTA:	\$409.50
	TOTAL:	\$1,433.25

16-03-208-001-0000 | 20130801601580 | K64MVF

Exempt under provisions of  
Paragraph B, Section 31-45,  
Property Tax Code  
8/13/13  
Date Buy or Seller or Representative

REAL ESTATE TRANSFER		08/13/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

16-03-208-001-0000 | 20130801601580 | MEBGVA

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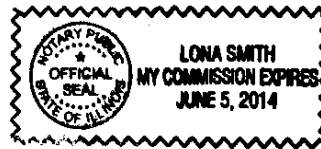
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 8-7, 2013

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 13th day of August, 2013.  
Notary Public Lona Smith

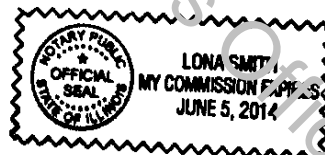


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other 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 8-7, 2013

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 13th day of August, 2013.  
Notary Public Lona Smith



Note: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)