

# UNOFFICIAL COPY



1328145020

Doc#: 1328145020 Fee: \$46.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/08/2013 09:27 AM Pg: 1 of 5

Prepared By: Deeds on Demand, PC, 5029 Corporate Woods Drive, Ste 225-A, Virginia Beach, VA 23462

Mail Tax Statement to: Maria C. Chairez and Jesus Chairez, 10108 S Avenue L, Chicago, IL 60617

Return to: Services Inc, 4000 Industrial Blvd., Aliquippa, PA 15001

Tax Parcel No.: 26-08-120-022-0000

## WARRANTY DEED

CORRIANNE CHAIREZ formerly known of record as MARIA C. CHAIREZ, married, whose mailing address is 10108 S Avenue L, Chicago, IL 60617, (the "Grantor") for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby convey and warrant unto CORRIANNE CHAIREZ and JESUS CHAIREZ, wife and husband, not as joint tenants or tenants in common but by tenants by the entireties, whose address is 10108 S Avenue L, Chicago, IL 60617, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Property Address: 10108 S Avenue L, Chicago, IL 60617

All that parcel of land in City of Chicago, Cook County, State of Illinois, as more fully described in Deed Doc # 0506102164, Id# 26-08-120-022-0000, being known and designated as:

Lots 3 and 4 in Block 3 in Taylor's Third Addition to South Chicago, being a subdivision of the South Chicago, being a subdivision of the South 693.4 feet of the West 1675.43 feet of the Northwest Quarter of Section 8, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

By fee simple deed from TCF National Bank as set forth in doc # 0506102164 dated 01/31/2005 and recorded 03/02/2005, Cook County Records, State of Illinois.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemandusa.com/agreement](http://www.deedsondemandusa.com/agreement)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 17286

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AND 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 same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereon belonging.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

GRANTOR does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, this deed was executed by the Grantor this the 11 day September, 2013.

(Seal)

CORRIANNE CHAIREZ formerly known of record as MARIA C. CHAIREZ

City of Chicago  
Dept. of Finance

653024

10/1/2013 14:51

dr00764



Real Estate  
Transfer  
Stamp

\$0.00

Batch 7,130,872

STATE OF ILLINOIS }  
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, CORRIANNE CHAIREZ formerly known of record as MARIA C. CHAIREZ, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed,

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5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

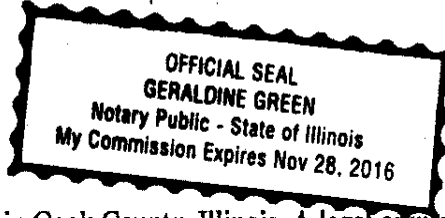
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemandusa.com/agreement](http://www.deedsondemandusa.com/agreement)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 17286

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sealed and delivered said instrument as her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of 11<sup>th</sup> day of September, 2013.

Geraldine Green  
Notary Public  
My commission expires: 11/28/16



This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph 4 Section 4, Real Estate Transfer Act

Date: 9/11/13

Signature of Grantor: [Signature]  
CORRIANNE CHAIREZ formerly known of record as MARLA C. CHAIREZ

Property of Cook County Clerk's Office

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Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemandusa.com/agreement](http://www.deedsondemandusa.com/agreement)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 17286

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 October 2, 2013 Signature: *Kenneth Veltri*

Grantor or Agent

Subscribed and sworn to before  
Me by the said Kenneth Veltri, Agent  
this 2<sup>nd</sup> day of October,  
20 13.

KENNETH VELTRI  
COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Amy C. McClellan, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires April 10, 2017  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC *ACMC*

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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois

Date October 2, 2013 Signature: *Kenneth Veltri*

Grantee or Agent

Subscribed and sworn to before  
Me by the said Kenneth Veltri, Agent  
This 2<sup>nd</sup> day of October,  
20 13.

KENNETH VELTRI  
COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Amy C. McClellan, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires April 10, 2017  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC *ACMC*

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.)

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Title No.: 18605537

## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **COOK**, STATE OF **ILLINOIS** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF CHICAGO, COOK COUNTY, STATE OF ILLINOIS, AS MORE FULLY DESCRIBED IN DEED DOC # 0506102164, ID# 26-08-120-022-0000, BEING KNOWN AND DESIGNATED AS:

LOTS 3 AND 4 IN BLOCK 3 IN TAYLOR'S THIRD ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH 693.4 FEET OF THE WEST 1575.43 FEET OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 10108 S. AVENUE L, CHICAGO, IL 60617

BY FEE SIMPLE DEED FROM TCF NATIONAL BANK AS SET FORTH IN DOC # 0506102164 DATED 01/31/2005 AND RECORDED 03/02/2005, COOK COUNTY RECORDS, STATE OF ILLINOIS.

Property of Cook County Clerk's Office