UNOFFICIAL COPY

PREPARED BY:

John G. Masterly, Attorney 2301 S. Western Avenue Chicago, IL 60608

MAIL TAX BILL TO:

Go Fidelity 26 street, IK 225 W. Hudeerel St #600 Chiego , III. 60654

MAIL RECORDED DEED TO:

Frente W. Jette #900 111 West Corchington St Childo, Il 60607



Doc#: 1510018032 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 04/10/2015 09:17 AM Pg: 1 of 3

WARRANTY DEED Statutory (Illinois)

THE GRANTOR, JUVENAL GARCIA, a married man, of the City of Berwyn_, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to GW FIDELITY 26TH STREET. LLC, an Illinois company, 225 W. Hubbard Street, Suite 600, Chicago, IL 60654, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 19 IN BLOCK 4 IN TREGO AND SMITH'S SUBDIVISION OF THE WEST 697 FEET OF THE \ EAST 18 ACRES OF THE WEST 34 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 39 NO TH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-25-124-043-0000

Property Address: 3000 W. 26TH STREET, CHICAGO, IL 60623

NOTE: THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Subject, however, to the general taxes for the year of 2014 2ND Installment and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 3RD day of APRIL , 2015

JUVENAL GARCIA

STATE OF ILLINOIS

) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JUVENAL GARCIA, a married man, 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 signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

プン 1

1st AMERICAN TITLE order # 25965

151001803)

FOR USE IN: ALL STATES Page 1 of 2

ATG FORM 4067 © ATG (12/07)

COUNTY OF COOK

Stamps Affixed to 1st Deed

1510018032 Page: 2 of 3

3 RD , 2015 Given under my hand and notarial seal, this Notary Public My commission expires: 1091

Exempt under the provisions of paragraph

EXECUTIVE SEALE VI

OFFICIAL SEAL DAWN BRAGG NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/09/18

TIONS OF PARAGRAPH

D. YER, SELLER, OR REPRESE

TO TO OFFICE

GR TALAST

1510018032 Page: 3 of 3

UNOFFICIAL COPY

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.

. 20 15

Av. 3

Dated

	Signature: Bylld
	Grantor or Agent
Subscribed and swgrn to before the	
By the said Agant,	The control of the co
This & day of Mr. (20 (
Notary Public aller on Murralles	
The Grantee or his Agent affirms and verifies the	it the name of the Grantee shown on the Deed or
	either a natural person, an Illinois corporation of
	acquire and hold title to real estate in Illinois, a
	a boil title to real estate in Illinois or other entity
	s or a quire title to real estate under the laws of the
State of Illinois.	
4 ADO 1 8 -16	
Date	C _C
•	alo Va
Signatu	re: Doll S
	Grante, or Agent
Subscribed and sworn to before me	V/Sc.
By the said HACAT	
This day of $\sqrt{(1)}$, $\sqrt{20}$.	A STAN AND LONG TO
Notary Public Sylvan Mr. 9/1/11/2000 alle	\$ NOTAH CHELD - BRATE CHELDINGS \$
	MY CONSECTION SYMPLEOGRAMY
	and the second of the second o

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.)