

UNOFFICIAL COPY

WARRANTY DEED / 4 3 0

MAIL TO
MR. PHILIP WITT
NAME: ATTORNEY AT LAW
221 NORTH LASALLE
ADDRESS: SUITE 463
CHICAGO, ILLINOIS 60601
CITY & STATE



65171682

Write

THE GRANTOR FRANCISCO FERNANDEZ AND ESPERANZA FERNANDEZ, HIS WIFE

of the CITY of CHICAGO County of COOK State of ILLINOIS
for and in consideration of TEN DOLLARS & NO/100 DOLLARS
and other good and valuable considerations in hand paid

CONVEY and WARRANT to JAMES W. BUCHANAN JR. AND SHIRLEY J. BUCHANAN,
HIS WIFE

of the CITY of CHICAGO County of COOK State of ILLINOIS
not in Tenancy in Common, but in JOINT TENANCY, the following described Real
Estate located in the County of COOK in the State of Illinois, to wit:

LOT 18 IN BLOCK 3 IN MILLS AND SONS SUBDIVISION IN THE
SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED JUNE 22, 1922 IN BOOK 172 OF PLATS PAGE 11
AS DOCUMENT 75 5588, IN COOK COUNTY, ILLINOIS.

PIN #: 13-32-410-023

SUBJECT ONLY TO THE FOLLOWING, IF ANY: COVENANTS, CONDITIONS
AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY
EASEMENTS; ROADS AND HIGHWAYS; PARTY WALL RIGHTS AND
AGREEMENTS; EXISTING LEASES AND TENANCIES; SPECIAL TAXES OR
ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED
SPECIAL TAXES OR ASSESSMENTS; GENERAL TAXES FOR THE YEAR
1985 AND SUBSEQUENT YEARS.

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 not in tenancy
in common, but in joint tenancy forever.



mail to
Philip Witt
Suite 463
221 N. LaSalle
Chicago, IL

DATED this 28 day of August 1985

(Seal) FRANCISCO FERNANDEZ (Seal)

(Seal) ESPERANZA FERNANDEZ (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

JAMES W. BUCHANAN JR.	5075 WEST JACKSON	60644
Name of Grantee	Address	Zip
JAMES W. BUCHANAN JR.		
Name of Taxpayer	Address	Zip
EUCLIDES A. AGOSTO	2748 NORTH ASHLAND AVENUE	60614
Name of Person Preparing Deed	Address	Zip

This conveyance must contain the name and address of the grantee, (Ch.115: 12.1)
name and address for tax billing, (Ch.115: 9.2) and name and address of person
preparing instrument. (Ch.115: 9.3)

TRANSFER STAMP
65171682

UNOFFICIAL COPY

STATE OF ILLINOIS }
County of COOK } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANCISCO FERNANDEZ & ESPERANZA FERNANDEZ

HIS WIFE

personally known to me to be the same person^S whose name^S ARE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY signed, sealed and delivered the said instrument as THEIR 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 30th day of AUGUST, 19 85

(Impress Seal Here)

Euclid [Signature]

Notary Public

Commission Expires My Commission Expires Feb. 1, 1986

11⁰⁰ MAIL

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.25
T#2222 TRAIL 0046 09/04/85 15:20:00
#0461 # B *-85-174682

State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph _____, Section 4, of the Real Estate Transfer Tax Act.

Dated this _____ day of _____, 19____.

Signature of Buyer-Seller or their Representative

WARRANTY DEED
JOINT TENANCY
FROM
TO