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89457378

WARRANTY DEED

Mail to: Geraldine Borja
2041 West Cullerton
Chicago, Illinois 60608

BOX 295

DEPT-01

\$12.00

147777 GRAN 3715 09/27/89 13:13:00

#8870 F # 89-457378

COOK COUNTY RECORDER

THE GRANTORS, SEVERIANO VELASQUEZ and SYLVIA VELASQUEZ, husband and wife of 6149 South Talman, in the County of Cook, City of Chicago, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEY and WARRANT to the Grantees, JUAN MARTINEZ & MARGARET MARTINEZ, as Joint / husband and wife of 3548 South Halsted, in the County of Cook, City of Chicago, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 24 IN BLOCK 9 IN COBE AND MC KINNON'S 63RD STREET AND CALIFORNIA AVENUE SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

COMMON ADDRESS: 6149 SOUTH TALMAN, CHICAGO, IL 60629

PIN: 19-13-419-017-0000 / Volume 389

SUBJECT TO: General taxes for 1989 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; party wall rights and agreements; existing leases or tenances, if any.

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 AS JOINT TENANTS FOREVER.

Dated this 18th day of September, 1989.

Severiano Velasquez (SEAL)
SEVERIANO VELASQUEZ

Sylvia Velasquez (SEAL)
SYLVIA VELASQUEZ

Juan Martinez 6149 South Talman 60629
Name of New Taxpayer Address Zip

Richard D. Joseph, Esquire 53 W. Jackson #1750 60604
Name of Person Preparing Deed Address Zip

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12-

NORTHERN ILLINOIS TITLE INSURANCE CO. KATHLEEN E. HORNE 20445 C-0889

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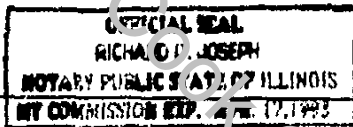
STATE OF ILLINOIS)
COUNTY OF C O O K) SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SEVERIANO VELASQUEZ and SYLVIA VELASQUEZ, husband and wife, personally known to me to be the same persons whose names 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 set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 22nd day of September, 1989.

Richard D. Joseph

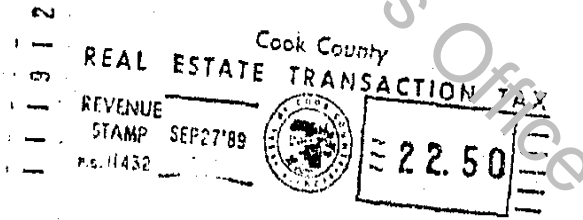
Notary Public



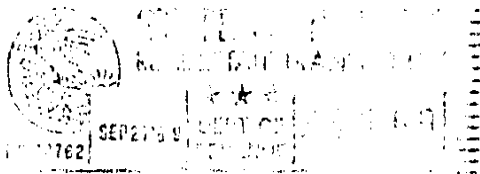
Commission Expires: _____

This instrument prepared by:
Richard D. Joseph, Esquire
53 West Jackson Boulevard
Suite 1750
Chicago, Illinois 60604
(312) 341-0227

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