

UNOFFICIAL COPY

WARRANT DEED
Statutory (ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

92085372

THE GRANTOR JUAN A. TORRES, A BEHOLDER

of the City of Chicago, County of Cook,
State of Illinois, for and in consideration of
TEN (\$ 10.00)

and other consideration _____ DOLLARS,
CONVEY and WARRANT to
DAVID BORGES, Jr.
2045 N. Western Ave
Chicago, Ill
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of COOK in the
State of Illinois, to wit:

Lot 1 (except that part of lot conveyed to Chicago by deed
recorded # 10744156), Lot 2 (except that part of lot conveyed
to Chicago by deed recorded # 10744156), in Block 17 in
Holstein, being a subdivision of the West 1/2 of the Northwest
1/4 of Section 31, Township 40 North, Range 14 East of the
Third Principal Meridian, in Cook County, Illinois

This is not homestead property as to the Grantor. Grantor
resides in other property. Sole occupant in property is Grantee

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
Illinois.

Permanent Real Estate Index Number(s): 14-31-132-001 & 14-31-132-002

Address(es) of Real Estate: 2045 N. Western Ave, Chicago 60647

DATED this 22nd day of DEC 1990

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Juan A. Torres (SEAL) _____ (SEAL)
Juan A. Torres (SEAL) _____ (SEAL)

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

"OFFICIAL SEAL"
GREGORY SULTAN
Notary Public, State of Illinois
My Commission Expires 6/15/94

Juan A. Torres, A BEHOLDER
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 acknowl-
edged 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.

Given under my hand and official seal, this 8 day of JAN 1992

Commission expires 6/15/94 1994

This instrument was prepared by Greg Sultan 4654 N. Oakton, Skokie,
(NAME AND ADDRESS)



MAIL TO } SULTAN & ASSOCIATES, LTD.
4654 West Oakton
Skokie, Illinois, 60076
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
David Borges
2045 N. Western Ave
Chicago, Ill 60647
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

25-50 ER

AFFIDAVIT SUBMITTED

2-10-92
2-10-92
AFFIX "RIDERS" OR REVENUE STAMPS HERE

UNOFFICIAL COPY

Warranty Deed

RESIDENTIAL TO INDIVIDUAL

TO

Property of Cook County Clerk's Office

GEORGE E. COLE[®]
LEGAL FORMS

2025/10/20

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ATTORNEYS' TITLE GUARANTY FUND, INC.

STATEMENT BY GRANTOR AND GRANTEE

92085372

The grantor or his agent affirms that, to the best of his knowledge, 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.

Dated 7-10, 1992 Signature: _____

Grantor or Agent

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 and hold title to real estate under the laws of the State of Illinois.

Dated 7-10, 1992 Signature: _____

Grantee or Agent

NOTE: Any person who knowingly submits a false statement concerning the identity of a 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.]

SUBSCRIBED and SWORN to before me this

10 day of July, 1992

[Signature]
NOTARY PUBLIC



92085372

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Property of Cook County Clerk's Office

2/25/2025