

94404899

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTOR, Bernard Matthew Poelker and Kimberly A. Lenz, his wife, of the Village of Oak Park, County of Cook, State of Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Luis Garcia, single never married, of 2 Elm Creek Drive, #412, Elmhurst, Illinois 60129, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 19 and 20 in Block 1 in the Subdivision of the Southeast 1/4 of Lot 6 in the Subdivision of Section 18, Township 39 North, Range 13. East of the Third Principal Meridian, (except the West 1/2 of the Southwest 1/4 of said Section 18), in Cook County, Illinois.

Subject To: General taxes for the year 1993 and 1994 and subsequent years, special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways; if any; private, public, and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter) if any.

Permanent Index Number: 16-12-421-037 Volume: 145

Property Address: 1137 S. Ridgeland, Oak Park, IL 60304

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

Dated this 28TH day of APRIL 1994

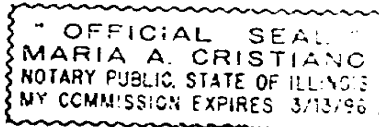
Bernard Matthew Poelker and Kimberly A. Lenz
Bernard Matthew Poelker
Kimberly A. Lenz

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 Bernard Matthew Poelker and Kimberly A. Lenz, his 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 therein set forth, including the release and waiver of the right of homestead.

Given under by hand and official seal, this 28TH day of APRIL 1994.

Commission expires March 13, 1996.

Maria A. Cristiano
Notary Public



This instrument was prepared by Pellegrini & Cristiano, 327 West Chicago Avenue, Oak Park, 60302.

Mail To:
A. Rucavina
140 Lake St.
Bloomington, IL 61108

Send Subsequent Tax Bills To:
Luis E. Garcia
1137 S. Ridgeland
Oak Park, Illinois 60302

Recorder's Office Box No:

Land Title Group P-623010-C-6

Oak Park Real Estate Transfer Tax \$1000
Oak Park Real Estate Transfer Tax \$25
Oak Park Real Estate Transfer Tax \$1
Oak Park Real Estate Transfer Tax \$5
Oak Park Real Estate Transfer Tax \$1

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MAIL TO

Handwritten initials and a circular stamp

UNOFFICIAL COPY

Property of Cook County Clerk's Office

• DEPT-01 RECORDING \$23.50
• T#0000 TRAN 7512 05/05/94 11:57:00
• #0221 * - 94 - 404899
• COOK COUNTY RECORDER

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAY '94
#R11425
64.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY '94
DEPT OF REVENUE
129.00

94-04899