

# UNOFFICIAL COPY

## WARRANTY DEED

**Blays Loan Services, Inc.**, a  
 Tex. corp. (formerly known as Litton Mortgage  
 Serv. Centor) ("Seller") is the legal owner and  
 holder of the rights of seller under that certain  
 Installment Contract for Sale of Real Estate (the  
 "Contract") dated January 18, 1967, executed by  
**MARKS HERNANDEZ and THERESA  
 HERNANDEZ**, as purchaser(s) ("Purchaser"), in  
 which the Purchaser agreed to pay the sum of  
\$16,500.00 ("Purchase Price") to the order of  
**Administrator of Veterans' Affairs, officer of the  
 U.S.A.** for the purchase of the Property  
 described below. Grantor hereby certifies that the  
 purchase price described in this paragraph is the  
 full consideration paid for the purchase of the  
 Property.

The Purchase Price under the Contract,  
 together with all other charges thereunder, have  
 been fully paid and satisfied. The original  
 Contract, marked canceled or paid has been  
 delivered to Purchaser.

NOW THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, Seller does  
 hereby grant, sell, convey and transfer unto Purchasers, NOT AS TENANTS IN COMMON, BUT AS JOINT  
 TENANTS, and unto the heirs, successors and assigns of Purchasers (or their survivor) forever, all of Seller's  
 right, title and interest in and to that tract of land in Cook County, Illinois (the "Property"), commonly known as  
12746 S. Honore, Blue Island, Illinois, and being described as follows: *PIN 25-30 412-052-0000*

All of the north 14 feet of Lot 46 and the South 17 feet of Lot 47 of Block 9 in BLUE ISLAND PARK  
 ADDITION, a subdivision of the East Half of the West Half of the Southeast Quarter of Section 30  
 Township 37 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois according to  
 the map or plat thereof recorded under the Real Property Records of such County.

THE SELLER PROMISES THAT IT HAS TAKEN NO ACT TO ENCUMBER THE PROPERTY.  
 This Deed and the conveyance made hereby is made and accepted subject to all matters of record in the Real  
 Property Records of Cook County, Illinois (collectively, the "Permitted Exceptions"). Purchaser hereby agrees to  
 take title to the Property subject to all ad valorem taxes and general and special assessments now or hereafter  
 becoming due with respect to the Property. In particular, Purchaser (in Section 3, Section 18 and Section 21 of  
 the Contract) agreed to take the Property subject to the following:

1. Leases existing on or after the date of the Contract and to rights, if any, of persons in possession, if  
 any;
2. The general taxes and special assessments which the Purchaser covenanted to pay in the Contract;
3. Building line and Building and liquor restrictions of record;
4. Zoning and building laws or ordinances;
5. Party wall rights or agreements;
6. Roads and Highways;
7. Covenants, conditions, exceptions, reservations, restrictions, or easements of record;
8. Rights of all parties claiming by, through, or under the Purchaser;

COOK COUNTY  
 RECORDER  
 JESSIE WHITE  
 MARKHAM OFFICE

Loan No. 07-58-49818-DP/Marks Hernandez

### 94706991

	**0003**
RECORDIN	23.00
94706991	
POSTAGES	0.50
SUBTOTAL	23.50
CHECK	23.50

PURC CTR  
0001 MCN 9133

...For Recorder's Use...

94706991

2350

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- 9. Any state of facts which an accurate survey would show; All unpaid water and sewerage disposal charges for services rendered after the date of the Contract;
- 10. All contracts or agreements, recorded or unrecorded, for furnishing gas, electricity, water, or sewerage disposal service;
- 11. The constitution, by-laws, rules, regulations, restrictions, charges or assessments of any civic improvement or other association, corporation, or district which affect the property;
- 12. All applicable National and State Statutes and regulations now affecting the transfer of real estate or of any rights therein;
- 13. Under the terms of the Contract, Purchaser agrees to pay the cost of "all recording, transaction, transfer, conveyance, or other taxes" in connection with this conveyance.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging thereto, unto Purchaser, Purchaser's heirs, devisees, personal representatives, successors and assigns forever; and Seller, subject to the Permitted Exceptions and the conditions described herein, does hereby bind itself, Seller's successors and assigns, to warrant and forever defend, all and singular the Property unto Purchaser, Purchaser's heirs, devisees, personal representatives, successors and assigns, against every person who ever lawfully claiming, or to claim the same, or any part thereof by, through or under Seller, but not otherwise.

Dated this 30th day of June, 1994

Bisys Loan Services, Inc., a Tex.corp.(formerly known as Litton Mortgage Serv.Center)

BY: Kay Harris  
 NAME: Kay Harris  
 TITLE: Sr. Vice President

ATTEST/WITNESS: \_\_\_\_\_  
 Brenda Bradley, Assist.Corp.Secretary

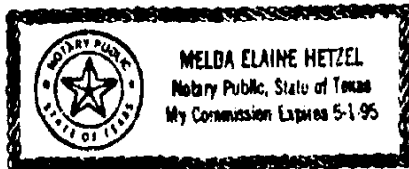
STATE OF Texas

COUNTY OF Harris

I, the undersigned officer, hereby certify that, on the \_\_\_ day of June, 1994, personally appeared before me Kay Harris, Sr. Vice President of Bisys Loan Services, Inc., a Tex.corp.(formerly known as Litton Mortgage Serv.Center) known to me (or proven by satisfactory evidence) and acknowledged that he/she is the person whose name is subscribed to this instrument, above, and that he/she executed same as his/her free and voluntary act, in the capacity and for the purposes so expressed, pursuant to the by-laws or resolution of its board of directors.

My Commission Expires:  
 05/01/95

Melba Elaine Hetzel  
 NOTARY PUBLIC IN AND FOR THE  
 STATE OF TEXAS



Melba Elaine Hetzel

\_\_\_\_\_  
 Notary's Printed Name

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This instrument was drafted by:  
William M. Bell, Jr.  
Attorney  
12 Greenway Plaza, Suite 1220  
Houston, Texas 77046

After Recording Return To Purchaser,  
who is the taxpayer to whom future tax  
statements are to be sent:

Marka Hernandez  
12505 South Lincoln  
Calumet Park, Illinois 60643



Grantee's Name and Address

Property of Cook County Clerk's Office

Cook County  
REAL ESTATE TRANSFER TAX  
008.50  
REVENUE STAMP 963400

STATE OF ILLINOIS

JUN 22 97  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE 983212

IBT#

174-8184