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DEFI-01 RECORDING 423.50
T#0000 TRAN 1960 06/27/95 15:20:00
#5424 + C.J. 8-95-4 13886
COOK COUNTY RECORDER

REAL ESTATE TRANSACTION TAX
Cook County
Stamp
4.00

Lawyers Title Insurance Corporation

M-01563

SPECIAL WARRANTY DEED

The Grantor, Johnny Fernandez, married to Gloria Fernandez, of the City of Schaumburg, County of Cook and State of Illinois, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, grants and conveys to the Grantees, Theresa Fox and Dale Brown, as tenants in common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 6 IN DELAMATER'S RESUBDIVISION OF BLOCK 24 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-35-423-021

Address of Real Estate: 1644 North Kedzie, Chicago, IL 60647

This is not Homestead property.

Subject to mortgage from James H. Lampman, to General Mortgage Corporation, to secure an indebtedness of \$29,900.00, dated May 31, 1978 and recorded June 12, 1978 as Document Number 24485390; and also Assignment of said Mortgage Document Number 24485390 from General Mortgage Corporation to 1st Financial Savings and Loan Association dated June 5, 1978 and recorded as Document Number 24500513; and also Assignment of said Mortgage Document Number 24485390 from 1st Financial Savings & Loan Association to First Family Mortgage Corporation dated September 15, 1981 and recorded October 15, 1981 as Document Number 26028502; and also proceedings in the Circuit Court of Cook County, Illinois, Case No. 90M1-402181 and also the Lis Pendens entered in Case Number 90M1-402181 and recorded April 26, 1990 as Document No. 90187310; and also covenants, conditions, easements and restrictions of record, zoning laws and ordinances, and general real estate taxes for 1994 and subsequent years; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. The grantor warrants to the grantees and their successors in title that he has not created nor permitted to be created any lien, charge or encumbrance against said real estate

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which is not shown among the title exceptions listed above; and grantor covenants that he will defend said premises to the extent of the warranty made herein against the lawful claims of all persons.

Dated the 7th day of June, 1995

By: Johnny Fernandez
Johnny Fernandez

State of Illinois)
County of DuPage) SS

I the undersigned, a Notary Public in, and for said County, in the State aforesaid, do hereby certify that Johnny Fernandez, married to Gloria Fernandez, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me on this day in person and acknowledged 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 seal, this 7th day of June, 1995.

Commission Expires 4-10-99

"OFFICIAL SEAL"

Robert B. Bishop

Robert B. Bishop
Notary Public, State of Illinois
My Commission Expires 04/10/99

NOTARY PUBLIC

This instrument was prepared by Robert B. Bishop, 3048 West Diversey Ave., Chicago, IL 60647.

Mail to:
Francis D. Porto, Atty
200 Clark St
Chicago, IL 60602

Send subsequent tax bills to:
714-25A FAX
1444 N. W. St
CHICAGO IL 60647



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