

# UNOFFICIAL COPY

## WARRANTY DEED

95438057

THE GRANTOR, DIANE WAGNER, divorced and not since remarried, for and in consideration of TEN and NO/100 DOLLARS and other good and valuable consideration, CONVEY and WARRANT to JULIO VELAZQUEZ, <sup>PERSON</sup> unmarried <sup>PERSON</sup> and JAVIER MONTANEZ, an unmarried person, of 2653 S. Homan, Chicago, Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, and State of Illinois, to wit:

LOT 27 IN BLOCK 2 IN FEINBERG'S 26TH STREET SUBDIVISION BEING A SUBDIVISION OF BLOCK 2 OF THE STEHL HEIRS' SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Real estate taxes for the year 1994 and subsequent years; building, building line and building use and occupancy restrictions; conditions and covenants of record; zoning laws and ordinances; all easements of record; special assessments confirmed after the contract date.

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 said premises forever not as tenants in common but as joint tenants.

Permanent Real Estate Index Number: 16-26-404-023

Address of Real Estate: 2653 S. Homan, Chicago, Illinois 60622

DATED this 5th day July, 1995.

*Diane Wagner*

DIANE WAGNER

0098  
CITY OF CHICAGO  
REAL ESTATE TRANSACTIONS  
REVENUE JUN-1-95 \$25.00  
FD-1136

AMERICAN TITLE order #

CW8-2439

95438057  
Pr 23

DEPT-01 RECORDING \$23.50  
T40000 TRAN 2036 07/06/95 15:36:00  
46913 + C.J. \*95-438057  
COOK COUNTY RECORDER

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State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DIANE WAGNER, 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of July, 1995.

*Rosemarie I. Chybik*  
Notary-Public



MAIL TO:

Mr. Luis Martinez  
Attorney at Law  
5743 W. 26th Street  
Chicago, IL 60623

SEND SUBSEQUENT TAX BILLS TO:

Mr. Julio Velazquez  
Mr. Javier Montanez  
2653 S. Homan Avenue  
Chicago, IL 60623

25063456

THIS INSTRUMENT WAS PREPARED BY:

Rosemarie I. Chybik & Assoc.  
Attorneys at Law  
7600 S. County Line Road, Suite 2  
Burr Ridge, Illinois 60521-6962  
Phone: 708/789-9767

NOTARY PUBLIC