96769450

WARRANTY DEED

MAIL !O: Joseph Summerling 3805 N. Lincoln Ave. Chicago, Illinois 60613

NAME & ADDRESS OF TAYPAYER: Leandro & Kathryn Garza 1740 N. 79th Ct. Elmwood Park, II, 60635

. DEPT OF RECORDING

\$27,50

- 7400 ii TRAN 3290-10708798-15:44:09
- **4500 もでは、米ータムーアムタ450**
- COOK COUNTY RECORDER

RECORDER'S STAMP

GRANTOR(S), Robert O. Palmer, Or., married to Denise Palmer of the Village of Elmwood Park, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable

consideration in hand paid, CONVEYES and WARRANT(S) to the GRANTEE(S), Leandro M. Garza, II and Kathryn A. Garza, husband & /or 4014 N. Southport in the County of Cook Apt #1, Chicago State of Illinois ____, TO HAVE AND TO HULD the following described rest estate, not in Tenancy in Common, but in Juint "ENANCY:

Lut 98 in North of River Forest Wooded Homesites, a aubdivision of that part of the West Half of the Southwest Quarter of Section 32, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at a point in the West line of said Southwest Quarter 799.25 feet Horth of the Southwest corner thereof, running thence Ess. 1,329.8 feet on a line parallel with the South line of said Section, to the Last line of the West Half of the Southwest Quarte, thence North 798.71 feet earng said East line, thence Westerly 1,329.83 feet to a point in said West line 798.71 feet North of the place of the beginning, measured along the said Wast line; thence South along said West line to the place of beginning; in Cook County, Illinois.

Permanent Tax No: 12-36-313-009

Known As: 1740 N. 79th Court, Elmwood Park, Illinois

Hereby releasing and waiving all rights under and by virtue of the Homestwad Exemption laws of the State of Illinois.

SUBJECT TO: (1) Real emtate taxes for the year 1995 and subsequent years; (2) Covenants, conditions restrictions and easements apparent or of record; (3) All applicable coning laws and ordinances.

Dated: September 20

Robert D. Falmer, Jr.

TEER JAN Attorney in Fact, Purauant to Durable Power of Attorney

Attorney in Foot, Pursuant to Durable Power of Athorney

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STATE OF ILLINOIS)	
)	SS
COUNTY OF COOK)	

1, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lee D. Garr or Rny J. De Maertelaere of the Law Firm of Garr De Maertelmere, Ltd., the Real Representativa PHH Corporation, οí Estate Services INAPPROPRIATE OPTIONS and Attorney in Fact for Robert O. Palmer and Denise Falmer, married to each other, personally known to me to be the same person whose name is advaribed to the foregoing instrument, appeared before me 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 vaiver of the right of homesteed.

Given under my hand puttoff sinh manh bhos 20th day of September 1996.

Commission expires

"OFFICIAL SEAL" PATRICIA A. CRAY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES (2/2) 198

Notery Public

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/STATE TRANSFER STAMP



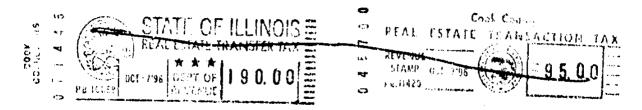
NAME AND ADDRESS OF PREPARER:

Lee U. Garr GARR & DE MAERTELAERE, LTD. 50 Turner Avenue Elk Grove Village, IL 60007 (708) 593-8777

EXEMPT under provisions of paragraph
Section 4, Rest Estate
Transfer Act. Date:
<u>C</u> O
Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantse for tax billing purposes (55 ILCS 5/3-5020).





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96769450

RECORDER OF DEEDS OF COOK COUNTY

AFFIDAVIT - PLAT ACT

STATE OF (LEINDIS) SS.

Rubert O. Falmer Jr. and Donise Palmer

, being duly sworn on oath, states that they resides at 1740 N. 79th Court, Elmwood Park, Illingis 60635

That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
- The division or subdivision of land is into parcels or tracts of hacres or more in size which does not involve any new streets or easements of access.
- 3. The division is of lots or block of less than I acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land in between owners of adjoining and contiguous land.
- b. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance is of parcels of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance is of land for highway or other public purpose or grants or coveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- B. The conveyance is made to correct descriptions in prior conveyances.
- The sale or exchange is of parcels or tracts of land following the division no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

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10. sale is of a single lot of less than 5 acres larger tract, the dimensions and configurations larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a wurvey of said single lot having been made by a registered land surveyor.

CIRCLE NOMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANI roother states that they make this affidavit for the purpose of inducing the Recorder of Deeds of Cook County Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

to before 100 Clerk's Option 150 me this 20th day of Subscribed and sworn 1996

Notary Publi

"OFFICIAL SEAL PATRICIA A. GRAY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 12/22/98

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