

GEORGE E. COLE® No. 810 REC  
LEGAL FORMS February 1996

**WARRANTY DEED**  
~~NOT A WARRANTY~~  
**Statutory (Illinois)**  
**(Individual to Individual)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular use.

Above Space for Recorder's use only

THE GRANTOR(S) JUVENTINO BENAVIDES and ELOISE C. BENAVIDES, his wife  
of the City of Chicago County of Cook State of Illinois for and in consideration  
of TEN AND NO/100----- DOLLARS, and other good and valuable considerations in hand paid,  
CONVEY(S) \_\_\_\_\_ and WARRANTS(S) \_\_\_\_\_ to  
NADIA TEJEDA  
2511 Ocion, Sauk Village, Illinois

(Names and Address of Grantees)

~~and in~~ Tenancy in Common, ~~and in~~ ~~the~~ ~~following~~ described Real Estate situated in the  
County of Cook in the State of Illinois, to wit:

Lots 6, 7 and 8 in B.F. Jacob's Resubdivision of Lots 26 to 34 in Block 58 in the Chicago University Subdivision of the North 1/2 of Section 7, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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 not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 20-07-125-039 vol. 316  
Address(es) of Real Estate: 2056 West 51st Street, Chicago, Illinois 60629

DATED this: 20th day of March, 19 98

Please print or type name(s) below signature(s)

Juventino Benavides (SEAL) Eloise C. Benavides (SEAL)  
JUVENTINO BENAVIDES ELOISE C. BENAVIDES  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL) (SEAL)

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

OFFICIAL SEAL  
CARRIE S. LOPEZ  
NOTARY PUBLIC  
STATE OF ILLINOIS  
HERE  
MY COMMISSION EXPIRES 07/27/00

JUVENTINO BENAVIDES and ELOISE C. BENAVIDEZ, his wife  
personally known to me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t h ey 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.

UNOFFICIAL COPY

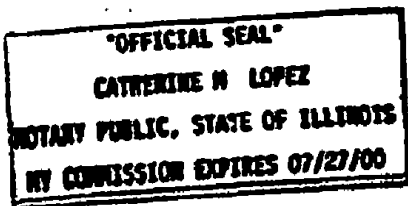
GEORGE E. COLE  
LEGAL FORMS

Warranty Deed  
JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County Clerk's Office

THIS TRANSACTION EXEMPT PURSUANT TO  
PARAGRAPH 4 OF THE R.E.T.A.



Given under my hand and official seal, this 20<sup>th</sup> day of March 19 98

Commission expires 7-27-00 Catherine M Lopez  
NOTARY PUBLIC

This instrument was prepared by HONORATUS LOPEZ & ASSOCIATES, 1718 S. Ashland Avenue, Chgo., IL  
(Name and Address)

MAIL TO: {  
HONORATUS LOPEZ & ASSOCIATES (Name)  
1718 South Ashland Avenue (Address)  
Chicago, Illinois 60608 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

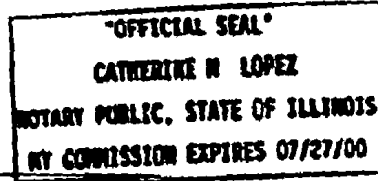
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 3-20, 1998 Signature: *Catherine M Lopez*  
Grantor or Agent

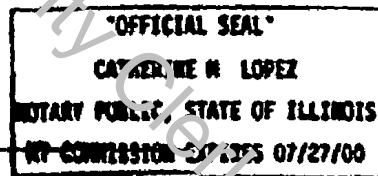
Subscribed and sworn to before me by the said *Honoratus Lopez* this 20<sup>th</sup> day of March, 1998.  
Notary Public *Catherine M Lopez*



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 3-20, 1998 Signature: *Catherine M Lopez*  
Grantee or Agent

Subscribed and sworn to before me by the said *Honoratus Lopez* this 20<sup>th</sup> day of March, 1998.  
Notary Public *Catherine M Lopez*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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