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1999-07-22 09:55:56
Cook County Recorder 23.50

WARRANTY DEED

JOINT TENANCY
ILLINOIS STATUTORY



99700130

MAIL TO:

BERNARDINE BORJA
2041 W. COLLETON
CHICAGO, IL 60608

NAME & ADDRESS OF TAXPAYER:

RAFAEL GARCIA & SONIA GARCIA
1739 West 38th Street
Chicago, Illinois 60609



RECORDER'S STAMP

THE GRANTOR(S) VIVIAN CURRAN and JAMES CURRAN, her husband,
of the City Chicago County of Cook State of Illinois
for and in consideration of TEN AND NO/100ths (\$10.00) ----- DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND WARRANT(S) to RAFAEL GARCIA and SONIA GARCIA

(GRANTEES' ADDRESS) 3660 South Hermitage Avenue
of the City Chicago County of Cook State of Illinois
not in Tenancy in Common, but in JOINT TENANCY, the following described real estate situated in the County of
COOK, in the State of Illinois, to wit:

Lot 3 in the Subdivision of the West 1/2 of Block 35 in the Canal
Trustees' Subdivision of the East 1/2 of Section 31, Township 39 North,
Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

NOTE: If additional space is required for legal - attach on separate
8-1/2" x 11" sheet with a minimum of 1/2" clean margin on all sides.

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 Index Number(s): 17-31-428-009; Volume 521
Property Address: 1739 West 38th Street - Chicago, Illinois 60609.

Dated this 15TH day of July 19 99.

(Seal) X Vivian Curran (Seal)
VIVIAN CURRAN

(Seal) James H. Curran (Seal)
JAMES CURRAN

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

SAS-A DIVISION OF INTERCOUNTY S1571533C 17m Unit A

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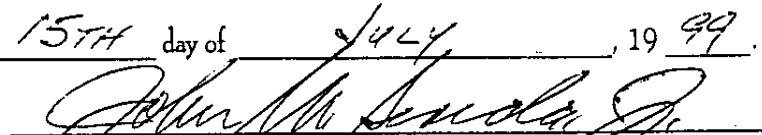
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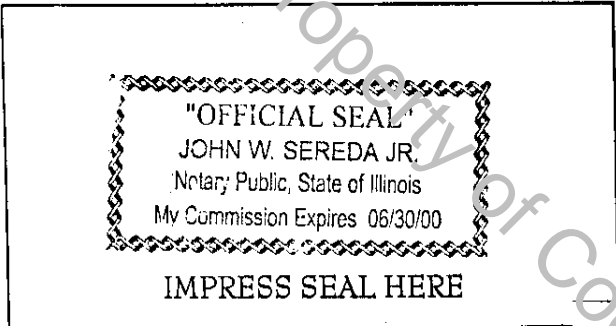
STATE OF ILLINOIS) ss.
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT VIVIAN CURRAN and JAMES CURRAN, her husband, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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.

Given under my hand and notarial seal, this 15TH day of JULY, 19 99.

My commission expires on June 30, 2000.



~~XXXXXXXX~~ JOHN W. SEREDA, JR., Notary Public




COOK COUNTY - ILLINOIS TRANSFER STAMP


* If Grantor is also Grantee you may want to strike

NAME and ADDRESS OF PREPARER:
JOHN W. SEREDA, JR., Attorney at Law
11732 South Western Avenue
Chicago, Illinois 60643

CITY TAX  JUL. 21. 99 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 000000241B	REAL ESTATE TRANSFER TAX
	0084375	FP326709	
	Signature of Buyer, Seller or Representative		

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

STATE TAX  JUL. 21. 99 COOK COUNTY	# 000000533B	REAL ESTATE TRANSFER TAX
	0011250	FP326700
	FROM	

COUNTY TAX  JUL. 21. 99 REVENUE STAMP	# 0000005323	REAL ESTATE TRANSFER TAX
	0005625	FP326679
	FROM	

Office
WARRANTY DEED
JOINT TENANCY ILLINOIS STATUTORY