

112/856

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99107965

1439/0041 18 001 Page 1 of 3
1999-02-02 10:22:05
Cook County Recorder 25.50

WARRANTY DEED
Sole Tenancy



THIS INDENTURE is made this January 19, 1999, between Frank A. Higgins of 152 Avocado Crest Road, La Habra Heights, California 90631 in the County of Orange and State of California, [Grantor/Seller] and CARLOS L. GARCIA, 917 W. 35th Place, Chicago, IL. 60609, [Grantee/Buyer, **WITNESSETH**, that the Grantor/Seller, for and in consideration of the sum of Ten and no/100 Dollars [\$10.00] and other good and valuable consideration in hand paid, conveys and warrants to the Grantee/Buyer, in Sole Tenancy the following described real estate, to wit:

SEE EXHIBIT A ATTACHED HERETO

situated in the County of COOK, in the State of 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 the above granted real estate unto the Grantee/Buyer forever, in Sole Tenancy

3

SUBJECT TO: restrictions and covenants of record and acts done or suffered by and through Grantee/Buyer **IN WITNESS WHEREOF, the Grantor/Seller has set his hands and seals the day and year first above written.**

Frank A Higgins
FRANK A. HIGGINS

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Erin J. Kelly, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK A. HIGGINS 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 his signed and delivered the said instrument as his free and voluntary act, for uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 16th day of January, 1999
Erin J. Kelly
Notary Public
My commission Expires on 05/22/02



- > This document was prepared by Berg, Repel & Berg, 1937 N. Damen, Chicago, Illinois
 - > After Recording Return to: CARLOS L. GARCIA, ~~2323-2327 W. 18th Street, Chicago, IL 60608~~ 33 N. LASALLE ST. 37th FL Chicago IL 60607
 - > Send subsequent tax bills to: CARLOS L. GARCIA, 2323-2327 W. 18th Street, Chicago, IL 60608
- ATTN: MARK HANSON



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EXHIBIT A

Parcel 1

That part of Lot 20 in Block 3 in Johnson's Subdivision of the North Half of the West Half of the Southwest Quarter of Section 19, Township 39 North, Range 14, East of the Third Principal Meridian, lying Southerly of a line, 66 feet Southerly from and parallel with the Southerly line of the right of way of The Chicago Burlington and Quincy Railroad (measured at right angles thereto) in Cook County, Illinois

Parcel 2

The West Half of Lot 19 in Block 3 in Johnson's Subdivision of the Northwest Quarter of the Southwest Quarter of Section 19, Township 39 North, Range 14, East of the Third Principal Meridian, Chicago, in Cook County, Illinois.

Permanent Index Number (PIN): 17-19-302-004 and 17-19-302-005

Address of Real Estate: 2323-2327 W. 18th Street, Chicago, IL. 60608

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★
★
★

0 2 0 4 2 2

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JAN 29 '99
P.B. 11195

720.00

★
★

COCK
CO. NO. 616

0 8 7 4 3 1

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

★ ★ ★
JAN 29 '99 DEPT. OF REVENUE

96.00

P.B. 10689

0 6 2 4 4 3

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN 9 '99
P.B. 11420

48.00

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CERTIFICATION OF NONFOREIGN STATUS OF INDIVIDUAL TRANSFERORS

99107965

TO: CARLOS L. GARCIA, 917 W. 35th Place, Chicago, IL. 60609 [Transferee]
FROM: FRANK A. HIGGINS, 152 Avocado Crest Road, La Habra Heights, California 90631, 152 Avocado Crest Road, California [Transferor]

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the Transferee that withholding of tax is not required upon my disposition of a U.S. real property interest, I, the Transferor, hereby certify the following:

1. I am not a non resident alien for purposes of U.S. income taxation;
2. My social security numbers is 334-26-5578
3. My home address is:
152 Avocado Crest Road, La Habra Heights, California 90631

I understand that this certification may be disclosed to the Internal Revenue Service by the Transferees and that any false statement we have made here could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief, it is true, correct, and complete.

Dated: January 19, 1999

Frank A. Higgins
FRANK A. HIGGINS

Property of Cook County Clerk's Office