

10 of 2 1119538
WARRANTY DEED

UNOFFICIAL COPY

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1999-02-18 10:33:36
Cook County Recorder 23.50



THE GRANTOR, *Philip Mistrata*, also known as *Philip J. Mistrata*, an unmarried man, of 3310 North Olcott Avenue, Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEYS and WARRANTS to *Hector Ortiz, Maclovia Ortiz and Antonio Ortiz*, of 3907 North Albany Avenue, Chicago, Illinois, not as tenants by the entirety and not as joint tenants, but as TENANTS IN COMMON, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1998 and subsequent years.

THIS IS NOT HOMESTEAD PROPERTY

TO HAVE AND TO HOLD said premises ~~not~~ in joint tenancy, ~~and~~ not in tenancy by the entirety, ^{not} ~~but~~ in tenancy in common forever.

Address of Real Estate: 3750 North Sacramento Avenue, Chicago, Illinois, 60618

Permanent Real Estate Index Number: 13-24-119-028-0000

DATED this 5th day of February, 1999

Philip Mistrata
PHILIP MISTRATA, also known as PHILIP J. MISTRATA

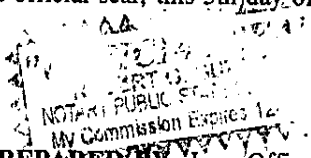
State of Ill
County of Cook

ss.

ATGF, INC

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that *Philip Mistrata, also known as Philip J. Mistrata*, 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of February, 1999.



[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Law Offices of Robert G. Guzaldo, Limited, Three First National Plaza, Suite 2100, Chicago, Illinois, 60602; 312/629-0800.

AFTER RECORDING, MAIL TO:
Victoria I. Perez, Esq.
1923 West Irving Park Road
Chicago, Illinois 60613



SEND SUBSEQUENT TAX BILLS TO:
Hector Ortiz, Antonio Ortiz, Maclovia Ortiz
3750 North Sacramento Avenue
Chicago, Illinois 60618

LOT 45 IN BLOCK 1 IN JAMES N. FORT'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 3750 North Sacramento Avenue, Chicago, Illinois 60618

Permanent Real Estate Index Number: 13-24-119-028-0000

COOK CO. NO. 016
087716

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

FEB 16 '99 DEPT. OF REVENUE
190.00

062726

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP FEB 16 '99
95.00

★ ★ ★ ★
020587

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB 16 '99
900.00

★ ★ ★ ★

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB 16 '99
525.00

Warranty Deed

INDIVIDUAL TO INDIVIDUAL

3750 North Sacramento Avenue
Chicago, Illinois 60618

Philip Mistrata

to

Hector Ortiz
Maclovia Ortiz
Antonio Ortiz

Property of Cook County Clerk's Office