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99274457

1725 0240 13 001 Page 1 of 2
1999-03-22 13:34:02
Cook County Recorder 23.00



WARRANTY DEED ILLINOIS

UPON RECORDING MAIL TO:

~~James Collier~~
~~3060 West 26th Street~~
~~Chicago, Illinois 60623~~

SEND SUBSEQUENT TAX BILLS TO:

Ricardo Flores
2134 West 51st Street
Chicago, Illinois

The grantor, JAMES ELLIS, ^{A MARRIED PERSON} of Chicago, Illinois, for and in consideration of Ten and no/100, (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to RICARDO FLORES, a bachelor, of 1917 South Blue Island, Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

LOT 35 IN WINTER'S RESUBDIVISION OF BLOCK 60 IN CHICAGO UNIVERSITY SUBDIVISION IN THE WEST 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ^{1 The South Half}

SUBJECT TO: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; and party wall rights and agreements, if any.

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 forever.

Permanent Real Estate Index Number: 20-07-124-025
Address of real estate: 2134 West 51st Street, Chicago, Illinois 60609

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 5th day of February, 1999.

James Ellis

COOK CC. NO. 016 287171		STATE OF ILLINOIS REAL ESTATE TRANSFER TAX		2 6 9 3 2	Cook County REAL ESTATE TRANSACTION TAX	
		MAR 19'99 P.B. 10686	DEPT. OF REVENUE		≈ 80.00	REVENUE STAMP MAR 19'99 P.B. 11427

BOX 333-CTI

1401 777 9977
DWA
DFA
DTP
NO ABSTRACT

2

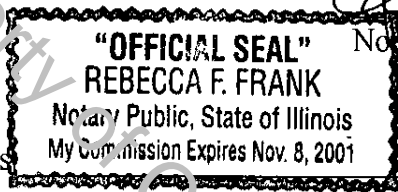
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State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES ELLIS, ^{A MARRIED PERSON} 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

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



Rebecca F. Frank

Notary Public

My Commission Expires _____, 19__.

This instrument prepared by:

Simon H. Aronson, Esq.
Lord, Bissell & Brook
115 South LaSalle
Chicago, Illinois 60603

Mail to:
Mr. Ricardo Flores
2134 W. 51st St.
Chicago, Ill. 60609

★ 114052 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE ★
★ FEB. 11 1999 ★
★ 600.00 ★