

# UNOFFICIAL COPY



FIRST AMERICAN  
File # 2091389

Doc#: 1031933195 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/15/2010 03:08 PM Pg: 1 of 3

**SPECIAL WARRANTY DEED**  
Corporation to Individual

THIS INDENTURE, made this 13<sup>th</sup> day of September, 2010 between ASTORIA FEDERAL SAVINGS AND LOAN, a corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of Illinois, party of the first part, and JOANNA CHAVARRIA, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 38 IN BLOCK 4 IN WHITE'S FIRST DIVERSEY PARK ADDITION, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:**

Permanent Real Estate Index Number(s): 13-28-125-003-0000  
Address(es) of Real Estate: 2851 North Luna Avenue, Chicago, IL 60641

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

S 4  
P 3  
S N  
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INT RA

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Property of Cook County Clerk's Office

STATE OF ILLINOIS  
 NOV.-9.10  
 STATE TAX  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00130.00
FP 103027

# 000009788

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
 NOV.-9.10  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00065.00
FP 103028

# 000009788

CITY OF CHICAGO  
 CITY TAX  
 NOV.-9.10  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
01365.00
FP 102812

# 0000011536

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Asst. Vice President, the day and year first above written.

ASTORIA FEDERAL SAVINGS AND LOAN

BY: [Signature]  
Walter Krzyzinski, VP

Astoria Federal Savings  
ATTEST: [Signature]  
Catherine Anatra, AVP

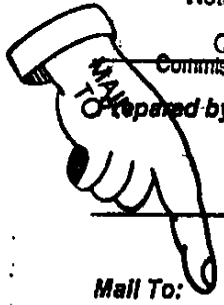
STATE OF New York, COUNTY OF Nassau

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Walter Krzyzinski personally known to me to be the Vice President of the ASTORIA FEDERAL SAVINGS AND LOAN and Catherine Anatra personally known to me to be the Assistant Vice President of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Vice President they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13<sup>th</sup> day of September, 2010.

DELITA I. ALLEN SMITH  
Notary Public, State of New York  
No. 01AL6052145  
Qualified in Nassau County  
Commission Expires December 11, 2010  
[Signature] (Notary Public)

Prepared by: Fisher and Shapiro, LLC  
200 N. LaSalle, Suite 2840  
Chicago, IL 60601



Mail To:

JOANNA CHAVARRIA  
2851 North Luna Avenue  
Chicago, IL 60641

Name & Address of Taxpayer:

JOANNA CHAVARRIA  
2851 North Luna Avenue  
Chicago, IL 60641

Nassau County Clerk's Office