## UNOFFICIAL COPY

Doc#: 1112541012 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 05/05/2011 10:25 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

THE GRANTOR, Banco Popular for and in North America. consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand GRANTS, does hereby paid. CONVEYS and SELLS to OSCAR MUNOZ ci 707 w. 47<sup>TH</sup> Street, Chicago, IL 60003 ("Grantee"), the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

LOTS 15, 16, 17, 18 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 22) AND THAT PART OF LOTS 19 AND 20 LYING WEST OF A LINE DRAWN 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 22, ALL IN BLOCK 1 OF VINCENT E. GUARNOS MARQUETTE PARK ADDITION, BEING A SUBDIVISION OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 19-22-415-035-0000, 19-22-415-036-0000,

19-22-415-037-0000, 19-22-415-038-0000, 19-22-415-039-0000 and 17-22-415-040-0000

Property Address: 6840 S. Pulaski Road, Chicago, IL 60629.

This Special Warranty Deed is made subject to (a) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which shall be removed by the payment of money from the proceeds of this transaction or otherwise on the Closing Date; (b) general real estate taxes not due and payable at time of Closing; (c) special assessments confirmed after the Effective Date, if any; (d) building set back lines and use or occupancy restrictions and annexation agreements; (e) covenants, conditions and restrictions of record provided they are not violated by the improvements; (f) zoning laws and ordinances; (g) all easements and restrictions of record; (h) drainage ditches, feeders, laterals and drain tile, sewers, water pipes and pipe or other conduit and agreements, rights of way and easements relating thereto; (i) public and private roads and highways; and (j) any lien, encumbrance or claim against title to the Property and/or the improvements of any kind incurred or assumed by Purchaser (collectively, the "Permitted Exceptions").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues

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Together with all and singular the 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 Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto the Grantee, and its successor and assigns forever; and Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is or may be, in any manner encumbered or charged, except as herein recited; and that it will warrant and defend said Property against persons lawfully claiming, or to claim the same, by, through or un der Grantor, subject to those matters set forth.

WITNESS WINDEOF said Grantor has caused its name to be signed on this Special

Warranty Deed by its authorized represer	
Dated this 24th day of April	, 2011.
Co	BANCO POPULAR NORTH AMERICA
	By: Acrualy
	Name. DAN LINEACY
	Its:
STATE OF ILLINOIS ) ) SS	C
COUNTY OF COOK )	Q <sub>r</sub>
HEREBY CERTIFY that Dan Kin of Banco	Popular North America, and personally known to me to
this day in person and acknowledged to and delivered the said instrument, pursua	ant to authority given to him/her by Banco Popular North
America, as his/her free and voluntary Banco Popular North America, for the u	act, and as the free and voluntary act and deed of said uses and purposes therein set forth.
Given under my hand and officia	al seal this 26th day of April, 2011.
OFFICIAL SEAL CASSANDRA HOUSE	Cassandra House
Notary Public - State of Illinois My Commission Expires Oct 7, 2012	NOTARY PUBLIC

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After recording mail to:

Hunt, Kaiser, Aranda & Subach, Ltd. Attention: Louis B. Aranda 1035 S. York Road Bensenville, IL 60106

Prepared Py:

Chuhak & Tecson, P.C. Phyllis K. Frank'ın 30 S. Wacker Drive, Suite 2600 Chicago, IL 60606 Send subsequent tax bills to:

Oscar Munoz 6840 S. Pulaski Road 1707 W. 47<sup>Th</sup> STREET Chicago, IL <del>60629</del> 60609









