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12019161140

SPECIAL WARRANTY DEED

Doc#: 1201916114 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/19/2012 04:11 PM Pg: 1 of 4

(Illinois)

(The Above Space For Recorder's Use Only)

THIS INDENTURE made this 4th day of January, 2012, between **COMCAST OF ILLINOIS I, INC.**, a Delaware corporation, f/k/a AT&T of South Suburbia, Inc. f/k/a Telecommunications of South Suburbia, Inc., Grantor, and **MICHAEL CUNHA**, an individual, Grantee, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOTS 17, 18, 19, AND 20 OF BLOCK 115 IN CHICAGO HEIGHTS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s):	32-28-209-009-0000
	32-28-209-010-0000
	32-28-209-011-0000
	32-28-209-012-0000

BOX 15

1061

Address of Real Estate: 476 East 22nd Street, Chicago Heights, Illinois 60411

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any ways 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 Grantor, 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 Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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 encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to

FIDELITY NATIONAL TITLE 999010882

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INT	<u> </u>

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claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to any and all matters of record, all of those exceptions set forth in Schedule B of the title policy issued to Grantee by the Title Company, and known as Policy No. 2010 999010882, and any matters caused by, through or under the Grantee.

[Signature Page to Follow]

REAL ESTATE TRANSFER 01/19/2012



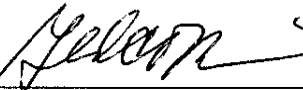
COOK	\$0.75
ILLINOIS:	\$1.50
TOTAL:	\$2.25

32-28-209-009-0000 | 20111201601089 | SM5BYT

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IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

COMCAST OF ILLINOIS I, INC.

By: 
Name: Gerald C. O'Brien
Title: Vice President – Real Estate

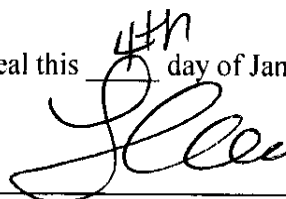
Property of Cook County Clerk's Office

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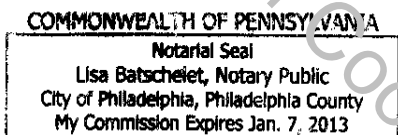
STATE OF PENNSYLVANIA)
) SS.
COUNTY OF PHILADELPHIA)

I, Lisa Batschelet, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Gerald C. O'Brien, the Vice President - Real Estate of Comcast of Illinois I, Inc., a Delaware corporation, 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 he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, and in the capacity as set forth therein.

GIVEN under my hand and official seal this 4th day of January, 2012.



Notary Public



Commission Expires: 1/7/2013

This Instrument Was Prepared By:
Amanda Gomez, Esq.
Drinker Biddle & Reath LLP
191 North Wacker Drive, Suite 3700
Chicago, Illinois 60606

MAIL

TO: Michael Cunha
1124 West Old Monee
Crete, Illinois 60417

SEND SUBSEQUENT TAX BILLS TO:
Michael Cunha
1124 West Old Monee
Crete, Illinois 60417