

UNOFFICIAL COPY



Special Warranty Deed

Doc#: 1206211047 Fee: \$60.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/02/2012 12:08 PM Pg: 1 of 2

11019480807 3/2

KNOW ALL PERSONS BY THESE PRESENTS, New York Community Bank, 1801 EAST NINTH ST., CLEVELAND, OH 44114, for and in consideration of TEN DOLLARS 00/100 (\$10.00), and other good and valuable consideration received from Charles Griggs, III (the "Grantee"), and to Grantees heirs and assigns, whose tax mailing address will be, 14817 Paulina, Harvey, Illinois 60426, does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantee, the Grantee's heirs, legal representatives, successors and assigns the real property located in Cook County, and more particularly described as follows:

LOT 38 (EXCEPT THE SOUTH 5 1/2 FEET THEREOF) AND THE SOUTH 11 FEET OF LOT 39 IN BLOCK 185 IN HARVEY, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1891 AS DOCUMENT NUMBER 1464495, IN COOK COUNTY, ILLINOIS.

Parcel ID: 29-07-413-043-0000

Property Address: 14817 Paulina, Harvey, IL 60426

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, the Grantee's heirs, legal representatives, successors and assigns forever.

And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantee, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

Attorneys' Title Guaranty Fund, Inc. S N
1 S. Wacker Dr., STE 2400 P 2
Chicago, IL 60606-4650 S N
Attn: Search Department SC y
INT AB

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IN WITNESS WHEREOF, Grantor has signed and acknowledged this Special Warranty Deed as of

02/06/12

Signed and Acknowledged
In the Presence of:

Michelle Jones

New York Community Bank

Renee L. Thatcher

Renee L. Thatcher
Real Estate Asset Specialist

REAL ESTATE TRANSFER 02/17/2012

COOK	\$2.50
ILLINOIS:	\$5.00
TOTAL:	\$7.50

State of Ohio)

) SS:

County of Cuyahoga)

29-07-13-043-0000 | 20120201601978 | 339U88

Before me, a Notary Public in and for the County and State, on this 6th day of February, 2012, personally appeared the above named Renee L. Thatcher, Real Estate Asset Specialist of New York Community Bank, who acknowledged to me that, with due authorization and as such officer, she did sign the foregoing instrument of said federal savings bank, and that the same was her free act and deed, individually and as such officer, and the free act and deed of said bank.

(SEAL)



JAIME L. VENTO
Notary Public, State of Ohio
Cuyahoga County
My Commission Expires
July 23, 2014

Jaime L. Vento

Notary Public
My Commission expires on _____

\$4,900.00



No 19400

MAIL TAX BILL TO:

Charles Griggs III
13941 S. Wentworth
Riverside, IL 60827

Prepared By + Return To:
Dean G. Galanopoulos
340 W. Butterfield Rd # 1A
ELMHURST, IL 60126