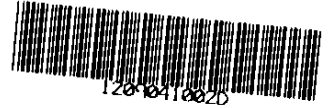


# UNOFFICIAL COPY



Doc#: 1209041002 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/30/2012 10:18 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Jorge Magana  
1214 Emerald Ave  
Chicago Heights, IL  
60411

**MAIL RECORDED DEED TO:**

Jorge Magana  
1214 Emerald Ave  
Chicago Heights, IL  
60411

**PREPARED BY:**

David T. Cohen & Associates, Ltd.  
10729 W. 159<sup>th</sup> Street  
Orland Park, IL 60467  
(708) 460-7711

1209041002

212

**SPECIAL WARRANTY DEED**  
(Corporation to Individuals)

**THE GRANTOR, TCF NATIONAL BANK**, a federal banking institution created and existing under and by virtue of the laws of the United States of America, and duly authorized to transact business in the State of Illinois, having its principal office at the following address: 800 Burr Ridge Parkway, Burr Ridge, IL 60527, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, in hand paid, and pursuant to the authority given by the Board of Directors of said corporation **CONVEYS AND WARRANTS** to **JORGE MAGANA**, married man of 1114 Union Ave., Chicago Heights, Illinois, **JUAN MAGANA**, married man of 1114 Union Ave., Chicago Heights, Illinois and **MARIA LOURDEZ-GONZALEZ**, married woman OF 1114 Union Ave., Chicago Heights, Illinois, not as tenants in common but as joint tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**LEGAL DESCRIPTION:**

LOTS 40 AND 41 IN BLOCK 29 IN CHICAGO HEIGHTS, A SUBDIVISION IN SECTIONS 20 AND 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1214 EMERALD AVENUE, CHICAGO HEIGHTS, IL 60411

Permanent Index Nos.: 32-21-108-029-0000 & 32-21-108-028-0000

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the

S Y  
P 2  
S N  
SC Y  
INT ID

**Attorneys' Title Guaranty Fund, Inc.**  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

# UNOFFICIAL COPY



premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

In witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and attested to by its Assistant Vice President, this 8<sup>th</sup> day of March, 2012.

TCF NATIONAL BANK

BY: Randy Fuchser


ATTEST: [Signature]

REAL ESTATE TRANSFER	03/16/2012
 	COOK \$7.00
	ILLINOIS: \$14.00
	TOTAL: \$21.00
32-21-108-029-0000   20120301600862   D69RFD	

STATE OF ILLINOIS            )  
   )    SS.  
 COUNTY OF DUPAGE         )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Randy Fuchser, personally known to me to be a Vice President of TCF NATIONAL BANK, a Minnesota corporation, and Frank Vitek, personally known to me to be an Assistant Vice President of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing 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 as Vice President and Assistant Vice President of said corporation, 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 8<sup>th</sup> day of March, 2012.

Commission expires:  [Signature]  
 Notary Public

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