

UNOFFICIAL COPY

0010685477

SPECIAL WARRANTY DEED (Illinois)



THIS AGREEMENT, made this 5 day of June
2012, between
BANCO POPULAR NORTH AMERICA

Doc#: 1219212187 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/10/2012 02:40 PM Pg: 1 of 3

a National Banking Association 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, party of the first part, and LUIS H. MOLINA AND MARIA MOLINA

3419 N. Harding Avenue, Chicago, IL 60618
party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of **TEN** 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 the authority of the Board of Directors of said National Banking Association, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the party of the second part, and to Their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

First American Title
Order # 2231425

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 the 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 party of the second part, Their heirs and assigns forever, as Tenants by the Entirety.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the 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 encumbered 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 DEFEND, 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.

Permanent Real Estate Number(s): 13-27-115-037-0000

Address(es) of real estate: 2904 NORTH KEATING AVENUE, CHICAGO, IL 60641

IN WITNESS WHEREOF, said party of the first part 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 by its Asst Vice Pres., the day and year first above written.

BANCO POPULAR NORTH AMERICA BY PHH MORTGAGE CORPORATION AS ATTORNEY IN FACT

| | | | |
|---------|-----------------------|-----|--------------------|
| By: | <u>[Signature]</u> | S | <u>Y</u> |
| | <u>Brian Labrest</u> | P | <u>3</u> |
| Attest: | <u>[Signature]</u> | S | <u>N</u> |
| | <u>Erica Bonnelly</u> | SC | <u>Y</u> |
| | | INT | <u>[Signature]</u> |

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LUIS MOLINA

LUIS MOLINA

MAIL TO: 34-19 N. HARDING SEND SUBSEQUENT TAX BILLS TO:
CHICAGO ILLI 60618

34-19 N. HARDING
CHICAGO ILLI 60618

STATE OF NY)
COUNTY OF Burl) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ~~Brian Labrest~~ personally known to me to be the Vice President of ~~The Mortgage Co.~~ a National Banking Association, and ~~Erica Donnelly~~ personally known to me to be the Assistant Vice Pres Secretary of said National Banking Association, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Vice President and Asst Vice Pres Secretary, they signed and delivered the said instrument and caused the corporate seal of said National Banking Association to be affixed thereto, pursuant to authority given by the board of Directors of said National Banking Association as their free and voluntary act, and as the free and voluntary act and deed of said National Banking Association, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of June, 2012


Notary Public

Commission expires _____

Linda Huller 2300415
Notary Public of New Jersey
My Commission expires May 19, 2013

| REAL ESTATE TRANSFER | | 06/21/2012 |
|----------------------|--|------------|
| CHICAGO: | | \$960.00 |
| CTA: | | \$384.00 |
| TOTAL: | | \$1,344.00 |

13-27-115-037-0000 | 20120601602673 | 7GCH44

| REAL ESTATE TRANSFER | | 06/21/2012 |
|----------------------|--|------------|
| COOK | | \$64.00 |
| ILLINOIS: | | \$128.00 |
| TOTAL: | | \$192.00 |

13-27-115-037-0000 | 20120601602673 | GZ23X5

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EXHIBIT A

LOT 310 IN KOESTER AND ZANDER'S SECTION LINE ADDITION IN THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 AND THE WEST 169 FEET OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13-27-115-037-0000

Property of Cook County Clerk's Office