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Doc#: 1227242005 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/28/2012 09:00 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

THE GRANTOR, Banco Popular North America, of the County of Cook, State of Illinois, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, does hereby GRANT, CONVEY and SELL to Carlos Halwaji of 3358 W. 26th Street, Chicago, IL 60623, ("Grantee"), the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

See the Legal Description attached hereto and made a part hereof as "Exhibit A"

Permanent Real Estate Index Numbers: 16-26-122-021-0000 and 16-26-122-043-0000

Property Address: ~~3748~~ W. 26th Street, Chicago, IL 60623.
3752

Subject only to: (i) the Permitted Exceptions set forth on "Exhibit B" attached hereto and made a part hereof, (ii) other exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall remove at that time by using the funds of the Purchase Price, (iii) the general exceptions and (iv) all other standard conditions of the Title Company.

Together with all and singular the hereditaments and appurtenances thereto 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 under Grantor.

8823401 DERF 10/8

REAL ESTATE TRANSFER 09/24/2012



COOK \$312.50
ILLINOIS: \$625.00
TOTAL: \$937.50

16-26-122-043-0000 | 20120901601633 | ADKVB5

REAL ESTATE TRANSFER 09/24/2012



CHICAGO: \$4,687.50
CTA: \$1,875.00
TOTAL: \$6,562.50

16-26-122-043-0000 | 20120901601633 | W03MZG

Box 400-CTCC

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed on this Special Warranty Deed by its authorized representative.

Dated this 21st day of September, 2012.

BANCO POPULAR NORTH AMERICA

By: Jeri Moore

Name: JERI MOORE

Its: SVP

STATE OF ILLINOIS
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Jeri Moore personally known to me to be the SVP of Banco Popular North America and 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 that as such SVP he/she signed and delivered the said instrument, pursuant to authority given to him/her by Banco Popular North America, as his/her free and voluntary act, and as the free and voluntary act and deed of said Banco Popular North America, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of September, 2012.

Janet L. Rosch
NOTARY PUBLIC

After recording mail to:

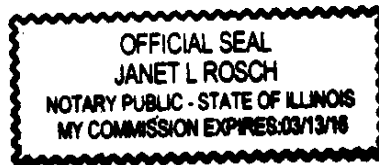
Nery & Richardson LLC
Attention: David Richardson
4258 W. 63rd Street
Chicago, IL 60629

Prepared by:

Chuhak & Tecson, P.C.
Valerie J. Freireich
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606

Send subsequent tax bills to:

Carlos Halwaji
3358 W. 26th Street
Chicago, IL 60623



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 2 AND THE WEST 5.10 FEET OF LOT 1 IN THE SUBDIVISION OF THAT PART OF BLOCK 2 LYING SOUTH OF LOT 27 IN SAID BLOCK 2 IN KEBLER'S SUBDIVISION OF BLOCKS 14 AND 15 IN C. C. MOWRY'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 27 IN BLOCK 2 IN JOHN KEBLER'S SUBDIVISION OF LOTS 14 AND 15 IN C. C. MOWRY'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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B
EXHIBIT **B**

TITLE EXCEPTIONS

1. Real estate taxes which are not yet due and payable;
2. Covenants, conditions, easements and restrictions of record as of the Effective Date of this Agreement;
3. Installments of special or municipal assessments which are confirmed after the Effective Date of this Agreement;
4. Building set back lines and use or occupancy restrictions;
5. State, county and municipal zoning, licensure, signage, driveway and building laws and ordinances which affect the Premises;
6. Any encroachment, provided that the Title Company is willing to provide an encroachment endorsement(s) or provided that the encroachment does not prohibit the use of the Building;
7. Drains and drain tile, sewers, water pipes and pipe or other conduit and agreements, rights of way and easements relating thereto;
8. Party wall rights;
9. Public and private roads and highways;
10. Taxes due and payable after the date hereof pertaining to the special service area disclosed by City of Chicago Ordinance recorded as document 0333645027; and
11. Acts done or suffered by or through the Grantee.