

# UNOFFICIAL COPY



Doc#: 1233233167 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/27/2012 01:15 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

### MAIL TO:

RICARDO CASTANEDA  
9719 S. MUSKEGON  
CHICAGO, IL 60617

### NAME & ADDRESS OF TAXPAYERS:

Amador Castaneda  
Ricardo Castaneda  
10940 S. Avenue B  
Chicago, IL 60617

**BOX 15**

RECORDER'S STAMP

THE GRANTOR, Royal Savings Bank, of the County of Cook, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, does hereby REMISE, RELEASE AND CONVEY to, **Amador Castaneda and Ricardo Castaneda, 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:

LOT 57 IN FAIR ELMS THIRD ADDITION, A RESUBDIVISION OF BLOCKS 6 AND 9 AND THE WEST 133 FEET OF BLOCKS 7 AND 8 IN THE 1<sup>ST</sup> ADDITION TO F.J. LEWIS SOUTHEASTERN DEVELOPMENT, BEING A SUBDIVISION IN THE EAST FRACTIONAL 1/2 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) General real estate taxes not due and payable at time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) drainage ditches, feeders lateral and drain tile, pipe or other conduit.

And the Grantor, for itself and its successors, does hereby covenant, promise and agree, to and with the Grantee, 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 Grantor and none other, and WILL WARRANT AND DEFEND, subject to the exceptions identified in the Commitment for title insurance (number NTF100598) issued by Fidelity Title, Inc.

FIDELITY NATIONAL TITLE 10598NTF

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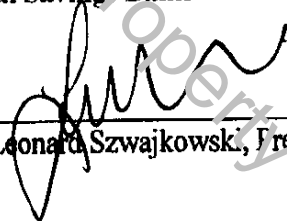
# UNOFFICIAL COPY

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Parcel No: 26-17-212-029  
Property Address: 10940 S. Avenue B, Chicago, Illinois 60617



DATED this 5<sup>th</sup> day of November, 2012

Royal Savings Bank

By:   
Leonard Szwajkowski, President

ATTEST:   
Andrew Morua, Senior Vice President

STATE OF ILLINOIS )  
)SS.  
COUNTY OF COOK )

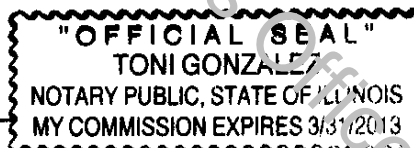
REAL ESTATE TRANSFER		11/09/2012
	COOK	\$26.50
	ILLINOIS:	\$53.00
	TOTAL:	\$79.50


26-17-212-029-0000 | 20121101600565 | ZV3T09

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Leonard Szwajkowski, President of Royal Savings Bank and Andrew Morua, personally known to me to be the Senior Vice-President of Royal Savings Bank, and whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 5<sup>th</sup> day of November, 2012.

  
Notary Public



REAL ESTATE TRANSFER		11/09/2012
	CHICAGO:	\$397.50
	CTA:	\$159.00
	TOTAL:	\$556.50

26-17-212-029-0000 | 20121101600565 | 53ZUDM

NAME AND ADDRESS OF PREPARER:

Gregory E. Bergin  
LORENZINI & ASSOCIATES  
15122 S. Indian Boundary Rd.  
Plainfield, IL 60544