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SPECIAL WARRANTY DEED Statutory (Illinois)



Doc#: 1235404043 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2012 10:26 AM Pg: 1 of 3

FIRST AMERICAN TITLE
ORDERS 286MS

THIS AGREEMENT, made this 19th day of November, 2012, between Fifth Third Mortgage Company, 5050 Kingsley Road, Cincinnati, OH 45203, a corporation created and existing under and by virtue of the laws of the State of Ohio and duly authorized to transact business in the State of Illinois, a party of the first part, and Jun X. Chen and Jun J. Chen, 3202 S. Stewart Ave., Chicago, IL 60618, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten (\$10.00) 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 authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Jun X. Chen and Jun J. Chen, 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 EXHIBIT "A" ATTACHED HERETO

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, its heirs and assigns forever.

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, its 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:

The Warranties given herein are limited to the acts of the party of the first part and subject to general real estate taxes not due and payable, covenants, conditions, and restrictions of record, building lines and easements, if any.

Address: 3249 South Normal Avenue, Chicago, IL 60616

PIN: 17-33-114-020-0000 Vol. 0523

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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

Assistant Vice President, this 19th day of Nov., 2012.

Officer

Fifth Third Mortgage Company,



By: *M. B. McCoy*

Name: M. B. McCOY VICE PRESIDENT Its: _____

Attest: *Stephen Gabbard*

Name: Stephen Gabbard Officer Its: _____

STATE OF Ohio)
COUNTY OF Hamilton) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid. DO HEREBY CERTIFY, that M. B. McCoy, Vice President of the corporation, and Stephen Gabbard, Officer, Assistant Vice President of the corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the same 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 and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board 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 19th day of November, 20 12.

Commission expires 10/6/2014
Notary Public *Randi L. Deakle*

This Instrument Prepared By:
Brooke H. Matteucci
Matteucci Law Office
744 S. Spring Avenue
La Grange, IL 60525

IMPRESS
NOTARIAL SEAL




RANDI L. DEAKLE
Notary Public, State of Ohio
My Commission Expires
October 6, 2014

Mail to:



\$

Send Tax Bills to:
JUN X CHON / SUN J CHON
3249 S. NORMAL AVE
CHGO IL 60616

Address: 3249 South Normal Avenue, Chicago, IL 60616
PIN: 17-33-114-020-0000 Vol. 0523

REAL ESTATE TRANSFER	12/03/2012
 CHICAGO:	\$3,390.00
CTA:	\$1,356.00
TOTAL:	\$4,746.00

17-33-114-020-0000 | 20121101605800 | AKQXW6

REAL ESTATE TRANSFER	12/03/2012
  COOK	\$226.00
ILLINOIS:	\$452.00
TOTAL:	\$678.00

17-33-114-020-0000 | 20121101605800 | YH7466

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 20 IN SEAT AND SMITH'S SUBDIVISION OF SOUTH 1/2 OF BLOCK 5 IN CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-33-114-020-0000 Vol. 0523

Property Address: 3249 South Normal Avenue, Chicago, Illinois 60616

Property of Cook County Clerk's Office