

UNOFFICIAL COPY



Doc#: 1315118050 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/31/2013 02:14 PM Pg: 1 of 2

WARRANTY DEED

(special)

MAIL TO:

Tony Currid
10716 S. Ewing Ave
Chicago, IL 60617

NAME & ADDRESS OF TAXPAYERS:

Ricardo Castaneda and Marisela Bugarin
10843 S. Avenue P
Chicago, IL 60617

RECORDER'S STAMP

THE GRANTOR, Royal Savings Bank, an Illinois Banking Corporation, 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, Ricardo Castaneda and Marisela Bugarin of 9717 S. Muskegon, Chicago, IL 60617, 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 47 IN FAIR ELMS 6TH ADDITION, BEING A SUBDIVISION OF THE WEST 521.84 FEET OF THE EAST 1011.84 FEET OF THE NORTH ½ OF THE SOUTH ½ OF THE NORTHEAST FRACTIONAL ¼ (EXCEPT THE NORTH 33 FEET AND EXCEPT THE SOUTH 33 FEET THEREOF) 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 052012860) issued by Fidelity Title, Inc.

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

FIDELITY NATIONAL TITLE

52012860
Fall

2 pgs

UNOFFICIAL COPY

Parcel No: 26-17-215-013-0000
Property Address: 10843 s. Avenue D, Chicago, Illinois 60617

DATED this 22 day of MAY, 2013

Royal Savings Bank.

By: Jodi A. Ojeda
Jodi A. Ojeda, SVP/CFO

ATTEST: Andrew Morua
Andrew Morua, Senior Vice President

STATE OF ILLINOIS)
)SS.
COUNTY OF ~~COOK~~ WILL)

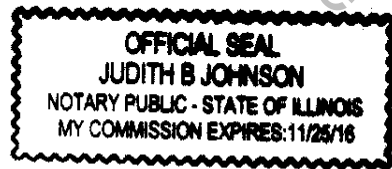
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jodi A. Ojeda, SVP/CFO of Royal Savings Bank and Andrew Morua, personally known to me to be the Senior Vice-President of Royal Savings Bank, and whose names are subscribed to the foregoing instrument, 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 22nd day of may, 2013.

Judith B. Johnson
Notary Public


NAME AND ADDRESS OF PREPARER:

Gregory E. Bergin
LORENZINI & ASSOCIATES
23808 W. Andrew Road, Unit 3
Plainfield, IL 60585



REAL ESTATE TRANSFER		05/29/2013
	COOK	\$17.50
	ILLINOIS:	\$35.00
	TOTAL:	\$52.50

26-17-215-013-0000 | 20130501607846 | 01VNRL

REAL ESTATE TRANSFER		05/29/2013
	CHICAGO:	\$262.50
	CTA:	\$105.00
	TOTAL:	\$367.50

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