

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 1336013034 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/26/2013 11:18 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH,

That the Grantor, **4835 S. PAULINA, LLC, an Illinois limited liability company**, of the City of Chicago, and the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, hereby

CONVEYS, GRANTS, BARGAINS AND WARRANTS to

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Grantee, **JORGE RODRIGUEZ**, whose address is 1171 West 18<sup>th</sup> Street, Chicago, Illinois 60608, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

LOT 34 IN BLOCK 2 IN RILEY'S SUBDIVISION BLOCK 24 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, AND THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-07-214-014-0000  
Common Address: 4835 South Paulina, Chicago, Illinois 60609

Together with all buildings, improvements and fixtures located thereon and owned by Grantor and all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all of the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances: **TO HAVE AND HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, its successors 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the exceptions set

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forth in Exhibit A attached hereto and incorporated herein by reference, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This property is not homestead property.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the 15<sup>th</sup> day of November, 2013.

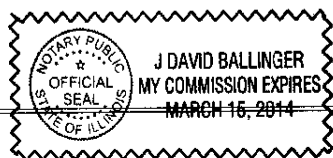
**4835 SOUTH PAULINA, LLC,**  
An Illinois limited liability company

By: Steve Fialko, Manager  
Steve Fialko, Manager

STATE OF ILLNOIS )  
) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **STEVE FIALKO, MANAGER of 4835 S. PAULINA, LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15 day of November, 2013.



J. David Ballinger  
Notary Public

After recording, mail to:

Raul Serrato, Esq.  
1310 West 18<sup>th</sup> Street  
Suite A  
Chicago, Illinois 60608

Send Subsequent Tax Bills to:

Jorge Rodriguez  
1171 West 18<sup>th</sup> Street  
Chicago, Illinois 60608

This instrument was prepared by: J. David Ballinger, 159 N. Marion Street #219, Oak Park, Illinois 60301.

REAL ESTATE TRANSFER	12/26/2013
<b>CHICAGO:</b>	\$1,117.50
<b>CTA:</b>	\$447.00
<b>TOTAL:</b>	\$1,564.50



20-07-214-014-0000 | 20131101601143 | 6AMXLV

REAL ESTATE TRANSFER	12/26/2013
<b>COOK</b>	\$74.50
<b>ILLINOIS:</b>	\$149.00
<b>TOTAL:</b>	\$223.50



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## EXHIBIT A PERMITTED EXCEPTIONS

1. General taxes for 2013 and all subsequent years.
2. Covenants, conditions and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped person(s), which do not contain a reversionary or forfeiture clause).
3. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
4. Easements or claims of easements not recorded in the public records.
5. Rights of tenants in possession as tenants only under unrecorded leases.

Property of Cook County Clerk's Office