



Doc#: 1401328082 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/13/2014 02:51 PM Pg: 1 of 3

FIRST AMERICAN

File # 2490714

G-3231

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that MFC COMPANY, duly authorized to transact business in the State of Illinois. GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT CONVEY and SELL to Iliana Moran, individually, address: 4854 W Addison St, Chicago, IL 60641. GRANTEEES, all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 110 (EXCEPT THE WEST 60 FEET AND 1 INCH THEREOF) IN KOESTER AND ZANDERS WEST IRVING PARK SUBDIVISION OF THE NORTH 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4854 W Addison St, Chicago, IL 60641
Property Index No. 13-21-231-017-0000

To Have and To Hold the said premises unto the said GRANTEEES, subject only to:

- (a) general real estate taxes for 2013 and subsequent years;
- (b) Covenants, conditions and restrictions contained in a deed from the original subdivider of Koester and Zanders West Irving Park subdivision and contained in deeds conveying various lots within the subdivision, relating to, among other things: That no building shall be erected closer than 15 feet to the North line of the land.

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.



And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEEES, only that:


RECORDED IN SAID CONDITION

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER
 13-21-231-017-0000 | 20131201603043 | OCTKNL


 COOK
 ILLINOIS:
 TOTAL:
 \$322.50
 \$215.00
 \$107.50
 12/19/2013

REAL ESTATE TRANSFER
 13-21-231-017-0000 | 20131201603043 | TRKYMZ

 CHICAGO:
 CTA:
 TOTAL:
 \$645.00
 \$1,612.50
 \$2,257.50
 12/19/2013

UNOFFICIAL COPY

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, said MFC COMPANY, has caused this Special Warranty Deed to be signed by its Vice President on its behalf, this 11th day of December, 2013.

MFC COMPANY

By: *[Signature]*
Vice President

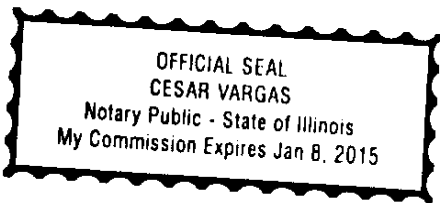
THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

STATE OF ILLINOIS
COUNTY OF Cook

I, Cesar Vargas, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Nelson J. Leibel personally known to me to be the Vice President of MFC COMPANY, 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 Vice President, (s)he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as her/his 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 11th day of December, 2013.

Cesar Vargas
Notary Public



After recording return to:
Frank w. Jett, # 900
111 West Washington St
Chicago, Illinois, 60602
Send Tax Bills to
Illiana Ruiz Moran
4854 West Addison St.
Chicago, Ill. 60641