

# UNOFFICIAL COPY

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Jan 2013  
STS 130742



Doc#: 1401541079 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/15/2014 11:41 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 26 day of November, 2013, by SOUTH CENTRAL BANK, N.A. an Illinois Banking Association ("Grantor"), created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, to and in favor of Victor Diaz, Jr., and Brenda Diaz\*, of Chicago, Illinois ("Grantees") for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of

(The above space for Recorder's use only)

Directors of the Grantor, does REMISE, RELEASE, ALIEN AND CONVEY unto Grantees, and to its heirs, successors and assigns, FOREVER, all of the real estate situated in the County of Cook and State of Illinois and more particularly and legally described in Exhibit A attached hereto and made a part hereof (the "Real Property").

\* husband and wife, as tenants by the entirety

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyways appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Real Property with the hereditaments and appurtenances thereunto belonging (together with the Real Property, the "Property"), TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever.

And 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 the sale on execution or otherwise.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantees, its successors or assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND DEFEND, the Property, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

Grantor acknowledges that it is expressly intended and agreed that the contract between the parties and any subsequent agreement shall merge with the interest acquired hereunder, and shall not remain separate, distinct or continuing

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its \_\_\_\_\_, the day and year first above written.

**GRANTOR:**  
**SOUTH CENTRAL BANK, N.A.**  
An Illinois Banking Association

By: [Signature] *EVP & SOB owned new occupied.*

Name: Todd Grayson

Title: Executive Vice President  
**SOUTH CENTRAL BANK**  
525 W. ROOSEVELT ROAD  
CHICAGO, ILLINOIS 60607

STATE OF ILLINOIS )  
                                  )ss.  
COUNTY OF COOK )

### ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Todd Grayson, personally known to be the EVP of **SOUTH CENTRAL BANK, N.A.**, an Illinois Banking Association, being the EVP of said institution, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his/her own fee and voluntary act of said entity, for the uses and purposes therein set forth.

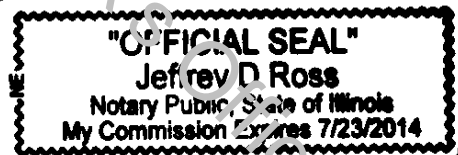
Witness my hand and Notarial Seal this 26 day of November, 2013.

Notary Public

[Signature]

This instrument was prepared by:

Darren K. Miller  
559 Roger Williams Avenue  
Highland Park, IL 60035.



After recording, mail to:

Steven R. DeMan  
3000 W. North Ave  
Chicago, IL 60647

Send subsequent tax bills to:

Victor and Brenda Diaz  
4051 W. Parker Ave  
Chicago, IL 60639

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## EXHIBIT A TO DEED Legal Description

LOT 25 IN BLOCK 4 IN T. PARKER'S RESUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Permanent Real Estate Tax Index Number is **13-27-406-004-0000**

The Real Estate is commonly known as **4051 W. Parker Avenue, Chicago, Illinois 60639.**


The foregoing conveyance is subject only to the following, if any: covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; and general real estate taxes not yet due and payable.

**REAL ESTATE TRANSFER** 12/26/2013

	<b>COOK</b>	\$84.50
	<b>ILLINOIS:</b>	\$169.00
	<b>TOTAL:</b>	\$253.50

13-27-406-004-0000 | 20131201600279 | ROB4HY

**REAL ESTATE TRANSFER** 12/26/2013

	<b>CHICAGO:</b>	\$1,267.50
	<b>CTA:</b>	\$507.00
	<b>TOTAL:</b>	\$1,774.50

13-27-406-004-0000 | 20131201600279 | ZZ8L44

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## EXHIBIT B TO DEED

### PERMITTED TITLE EXCEPTIONS

1. General real estate taxes which are not yet due and payable for calendar year 2013 and subsequent years.
2. The rights of all persons claiming by, through or under Grantee.
3. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of Grantee.
4. General Exception Numbers 1 - 6 and Exception Numbers 9, 10, 18 and 19 contained on Schedule B of the Title Commitment issued by Chicago Title Insurance Company, Commitment Number ST5130742 dated October 7, 2013.

Property of Cook County Clerk's Office