

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED Statutory (Illinois)



Doc#: 1404442043 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/13/2014 10:09 AM Pg: 1 of 3

1st AMERICAN TITLE order # 2454836

THIS AGREEMENT, made this 27<sup>th</sup> day of January, 2014, between Fifth Third Mortgage Company, 5050 Kingsley Road, Cincinnati, OH 45263, 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 SMB Contracting, Inc., a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address, 7623 Sussex Creek Dr., Apt. 203, Darien, IL 60561, 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 SMB Contracting, Inc., 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:

**THE WEST 33 FEET OF LOT 9 IN BLOCK 2 IN SOUTH ENGLEWOOD SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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, and all other matters of record affecting the property.

Address: 451 West 87th Street, Chicago, IL 60620

PIN: 25-04-106-013-0000 Vol. 0448

3  
F 3  
S N  
SC Y  
NT 10

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER  
 CHICAGO: \$270.00  
 CTA: \$108.00  
 TOTAL: \$378.00  
 NEMEN / XEMEN  
 20140101605029 | 25-04-106-013-000 | 01/30/2014



REAL ESTATE TRANSFER  
 ILLINOIS: \$18.00  
 COOK: \$36.00  
 TOTAL: \$54.00  
 WEGM / WEGM  
 20140101605029 | 25-04-106-013-000 | 01/30/2014



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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 28<sup>th</sup> day of January, 2014.

Fifth Third Mortgage Company.



By: Traci Luckhaupt

Name: Traci Luckhaupt Its: Vice President

Attest: [Signature]

Name: Brad Griffith Its: \_\_\_\_\_

Assistant Vice President

STATE OF OHIO

) ss.

COUNTY OF HAMILTON

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Traci Luckhaupt, Vice President of the corporation, and Brad Griffith, 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 28<sup>th</sup> day of January, 2014.

Commission expires 4-23-17

[Signature]  
Notary Public

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



**TINA JOHNSON**  
Notary Public, State of Ohio  
My Commission Expires  
April 23, 2017

Mail to: GINT CEPENAS

6436 S. PULASKI

CHICAGO IL 60629

Send Tax Bills to:  
SMB CONTRACTING INC

7623 SUSSEX CROOKS APT 203

DARREN, IL 60561

Address: 451 West 87th Street, Chicago, IL 60620  
PIN: 25-04-106-013-0000 Vol. 0448