



14066350540

Doc#: 1406635054 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/07/2014 10:13 AM Pg: 1 of 2

SPECIAL
WARRANTY DEED
(Corporation to Individual)

U.S. BANK, NATIONAL ASSOCIATION, AS
LEGAL TITLE TRUSTEE FOR TRUMAN 2012
SC2 TITLE TRUST

CT / WSAS26038AH Doc 2 of 2

THIS INDENTURE is made this 17th day of December, 2013, between U.S. Bank, National Association, as Legal Title Trustee for Truman 2012 SC2 Title Trust, party of the first part, and Anthony Garcia and David Garcia, 2936 N. 72nd Court, Elmwood Park, Illinois 60707, parties of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by the parties of the second part, the receipt and sufficiency of which are hereby expressly acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents, does hereby REMISE, RELEASE and CONVEY unto said parties of the second part, and to their successors and assigns, forever, all of the following described land situated in the County of Cook and State of Illinois, to wit:

Lot 33 in Block 4 in J.D. Osborne's Addition to Hawthorne, being a subdivision of Blocks 1 and 2 in Baldwin's Subdivision of the Northwest 1/4 of Section 33, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 3131 S. 54th Avenue, Cicero, Illinois 60804
Permanent Index No. 16-33-104-015-0000

CT

SUBJECT TO: AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, NOT
General real estate taxes not due and payable at the time of Closing; covenants, conditions, and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. Property sold "AS IS" and "WHERE IS"

AS TENANTS IN COMMON

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, 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, in and to the above-described premises; TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the said parties of the second part, their successors and assigns, forever.

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said parties of the second part, their successors and assigns, that it has not done or suffered to be done, anything whereby the 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 them, it WILL WARRANT AND FOREVER DEFEND.

Real Estate Transfer Tax \$500 RR

Real Estate Transfer Tax \$10 RR

Real Estate Transfer Tax \$10 RR

TOWN OF CICERO Real Estate Transfer Tax \$300 RR

TOWN OF CICERO Real Estate Transfer Tax \$50 RR

Page 1 of Special Warranty Deed
Sale of 3131 S. 54th Avenue, Cicero, Illinois 60804

BUX 333-CT

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UNOFFICIAL COPY

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 Mitchell Sambers, and attested to by Alejandro J. Lopez, this 17 day of December, 2013.

U.S. BANK, NATIONAL ASSOCIATION, AS
LEGAL TITLE TRUSTEE FOR TRUMAN 2012
SC2 TITLE TRUST

ATTEST

By:

Alejandro J. Lopez

Mitchell Sambers

STATE OF NEW YORK)
) §§
COUNTY OF WESTCHESTER)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Mitchell Sambers, Attorney in fact of U.S. Bank, National Association, as Legal Title Trustee for Truman 2012 SC2 Title Trust, and the above-named Alejandro J. Lopez, Attorney in fact of U.S. Bank, National Association, as Legal Title Trustee for Truman 2012 SC2 Title Trust, personally known to me to be the same persons who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of December, 2013.

MELISSA A. CHAFFEE
Notary Public, State of New York
Registration #01CH6185879
Qualified in Dutchess County
Commission Expires April 21, 2016

Melissa A Chaffee
Notary Public

Prepared by: James A. Larson, Esq.
Larson & Associates, P.C.
230 W. Monroe - Suite 2220
Chicago, Illinois 60606

Mail to: Gary Lundeen, Esq.
806 E. Nerge Road
Roselle, Illinois 60172
File # 13667

Send Tax Anthony Garcia and David Garcia
Bills To: 2936 N. 72nd Court
Elmwood Park, Illinois 60707

02/11/2014

REAL ESTATE TRANSFER COOK ILLINOIS: TOTAL: \$43.50 \$37.00 \$130.50

16-33-104-015-0000 | 20140101602398 | PEV4CZ