### **UNOFFICIAL COPY**



Doc#: 1407042013 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 03/11/2014 09:27 AM Pg: 1 of 4

This Document Prepared Py

Law Offices of Stuart M. Kessle

Stuart M. Kessler

3255 N. Arlington Heights Rd., Ste. 505 Arlington Heights, IL 60004

Attiniguon rengins, il 00004

After Recording Return To:

Law Offices of Stuart M. Kessler

Stuart M. Kessler

3255 N. Arlington Heights Rd., Ste. 505

Arlington Heights, IL 60004

JUAN MARTINSALDANA 3746 W. 60# St. Chicago 14 60629

#### SPECIAL WARRANTY DEED

THIS INDENTURE made this who day of an of

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the

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condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Executed by the undersigned on, 20_19 :	
GRANTOR:	
Self Help Federal Credit Union	
Bell Help reactal credit childr	
By: The Buyanda Name: Fitle: Tara Byondal, AVP	
STATE OF <u>Colorado</u> ) ss COUNTY OF <u>Brownfield</u> )	
Form (in I d.) SS	
COUNTY OF INDIVITIELA)	
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY	_
CERTIFY that / W / Duff Apersonally known to me to be the vice 1 Kl Statistic 1	:
and personally known to me to be the same person whose name is	
subscribed to the foregoing instrument, appeared before me this day in persor, and acknowledged	
that as such [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said	
, for the uses and purposes therein set forth.	
thouse Many (11/2)	
Given under my hand and official seal, this of a de transfer de transfer de la company	
Commission expires 06/3020/6	
Notary Public Age Commission	
Mark On 195	
SEND SUBSEQUENT TAX BILLS TO: Jose Martin Saldans Redriguez and SanJuana Acevedo 3746 W. 60 Sicolar H. 60630	
3746 W. 804 Since	
Cnicago, 1L 60029	
02/1	3

REAL ESTATE TR	ANSFER	02/13/2014
	CHICAGO:	\$431.25
	CTA:	\$172.50
	TOTAL:	\$603.75
19-14-306-026-0	0000   201401016030	69   BHPQ28

REAL ESTATE TRAI	NSFER _	02/13/2014
AL COLLEGE	COOK	\$28.75
	ILLINOIS:	\$57.50
	TOTAL:	\$86.25

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#### Exhibit A

LOT 29 IN BLOCK 7 IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-14-306-026-0000

Real Proposition of Cook County Clark's Office

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#### Exhibit B

- Permitted Encumbrances
- 1. The lien of taxes and assessments for the current year and subsequent years;
- 2. Matters that would be shown by an accurate survey and inspection of the property;
- 3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
- 4. Zoning equirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
- 5. All roads and legel highways;
- 6. Rights of parties in possession (if any); and
- 7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.