

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13th day of January, 2014 between WHEELER-DEALER LTD., an Illinois corporation 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, party of the first part, and Jeanette Williams whose address is 11217 S. Aberdeen, Chicago, Illinois 60643, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby

Doc#: 1407926025 Fee: \$42.00
 RHSP Fee: \$9.00 APRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 03/20/2014 10:23 AM Pg: 1 of 3

acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her 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:

Lot 17 in Simon and Pannell's Subdivision of Block 1 (except Railroad and part lying east of the railroad) in Rood and Western Addition to Morgan Park in the West 1/2 of the Northeast 1/4 (except the North 20 Acres) and the East 1/2 of the Northwest 1/4 (except the North 20 acres) of Section 20, 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, her 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, her 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 incumbered 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 unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 25-20-209-009-0000

Address of real estate: 11223 S Aberdeen Street, Chicago, Illinois 60643

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 President, and attested by its Assistant Secretary, the day and year first above written.

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WHEELER-DEALER, LTD., an Illinois corporation

By: Timothy E. Gray, President

Attest: Ryan Fasshauer, Assistant Secretary

This instrument prepared by: David R. Gray, Jr., Esq., 120 North LaSalle Street, Suite 1350, Chicago, Illinois 60602

FANC 2508660

UNOFFICIAL COPY

MAIL TO: JEANETTE WILLIAMS
 (Name)
11217 S. ABERDEEN ST.
 (Address)
CHICAGO, IL 60643
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
JEANETTE WILLIAMS
 (Name)
11217 S. ABERDEEN ST.
 (Address)
CHICAGO, IL 60643
 (City, State and Zip)

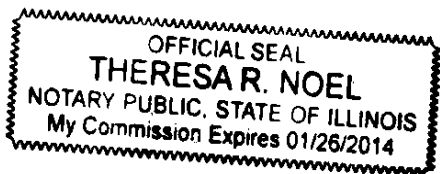
OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Gray, personally known to me to be the President of WHEELER-DEALER LTD., an Illinois corporation, and Ryan Fasshauer, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged as such President and Assistant Secretary, 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 Directors 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 13th day of January, 2014.

Theresa Noel
 Notary Public



REAL ESTATE TRANSFER 02/24/2014
 CHICAGO: \$105.00
 CTA: \$42.00
 TOTAL: \$147.00
 25-20-209-009-0000 | 20140201603132 | W64D7R

REAL ESTATE TRANSFER 02/24/2014
 COOK ILLINOIS: \$7.00
 TOTAL: \$21.00
 25-20-209-009-0000 | 20140201603132 | WDJZKQ

Box _____
 SPECIAL WARRANTY DEED
 Corporation to Individual

 TO

 ADDRESS OF PROPERTY:

 MAIL TO:

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 17 IN SIMON AND PANNELL'S SUBDIVISION OF BLOCK 1 (EXCEPT RAILROAD AND PART LYING EAST OF THE RAILROAD) IN ROOD AND WESTERN ADDITION TO MORGAN PARK IN THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 20 ACRES) AND THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 20 ACRES) OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 25-20-209-009-0000

Property Address: 11223 S. Aberdeen Street, Chicago, Illinois 60643

Property of Cook County Clerk's Office