SPECIAL WARRANTY DEED OFFICIAL COPY

THIS INDENTURE, made this 17th day APRエレ , 2014 between WHEELER-FINANCIAL, INC., 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 Juan Palacios and Oscar Serrano whose address is 2306 W. 51st Street, Chicago, IL 60609, 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#: 1410734093 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 04/17/2014 01:26 PM Pg: 1 of 3

acknowledged, and rursuant to authority of the Board of Directors of said corporation, by these presents does KIMISE, RELEASE, ALIEN AND CONVEY unto the 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:

> Lot 3 in John F. Fein's Subdivision of the Northwest 1/4 of Section 27, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Together with all and singular the hereditaments are accordingly become appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, light stitle, interest, claim or demand whatsoever, of the party of the first past, rents, law or equit, of, in and to the above described premises, with the hereditament and the law or equit, of, in and to the said premises as above described, with the apportenances, unto the party of the second part,

their 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, their 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 nerein 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): 16-27-102-066-0000

Address of real estate: 2306 S. Kostner Avenue, Chicago, Illino's 60623

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.

> WHEELER-FINANCIAL, INC., an Illinois corporation,

Assistant Secretary

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

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UNOFFICIAL COPY

MAIL	TO:	(Name)			SEND SUBSEQUE	NT TAX BILLS TO:	
		(Addres	is)		(Name)	
	(City, State and Zip)				(Address)		
OR	RECORDER'S OFFICE BOX NO				(City,	State and Zip)	
	OF ILLIN) SS:					
HEREE FINAN the A perso in pe and c affix as ti	BY CERTIFY NCIAL, INC Assistant ons whose erson and delivered ked theret	T that Timot C., an Illin Secretary names are s severally a the said in to, pursuant a and volun for the uses ander my hand Notary	thy E. Gray, project of said corporate of said corporate of subscribed to acknowledged a strument and to authority	personally ion, and Ry oration, and Ry oration, and the foregonas such Precaused the y, given by id as the stherein such this inches the stherein such that is the sthere in such that is the standard that is the stand	known to me to an Fasshauer, nd personally ing instrument sident and Ass corporate se the Board of	y, in the State be the Presider personally know known to me to t, appeared befor sistant Secretary eal of said corp Directors of said antary act and of April Public	at of WHEELER: n to me to be be the same te me this day to they signed oration to be d corporation
				RE	L'ESTATE TR		04/17/2014
						CHICAGO:	\$120.00
						CTA: TOTAL:	\$48.00 \$168.00
	EED Individual				16-27-102-066-0	COOK. ILLINOIS: \$ TOTAL: \$	4 G7LV73 /2014 \$8.00 16.00
Box	SPECIAL WARRANTY DEEL Corporation to Ind		TO	ADDRESS OF PROPERTY:	16-27-102-066-0000	:OL TIKW	FG

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STATE OF ILL	INOIS)
) SS
COUNTY OF CO	OK)

AFFIDAVIT OF TITLE

The undersigned affiant, being first duly sworn, on oath covenants and warrants to the grantee hereinafter named: Juan Palacios and Oscar Serrano

That affiant has an interest in the premises described below or in the proceeds of sale or is the grantor in the deed dated APPIL 17¹⁴, 2014 to Juan Palacios and Oscar Serrano, grantee, conveying the following described premises:

Lot 3 in John F. Hein's Subdivision of the Northwest 1/4 of Section 27, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Since the date of MAY 370, affiant has not done or suffered to be done anything that could in any way adversely affect the title to premises, and no proceedings have been filed against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument in existence that could result in a judgment against affiant within five days from the date hereof.

That this instrument is made to induce the said grantee's consummation of the purchase of premises.

WFEFLER-FINANCIAL, INC., an Illinoia corporation

Ву:_

Fimothy E. Gray, President

Subscribed and Sworn to

before me this 17th day

TTING

Notary Public

"OFFICIAL SEAL"
Theresa R Noel
Notary Public, State of Illinois
My Commission Expires January 31, 2018