

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR(S), **Capital One, N.A.**, for and in consideration of Ten Dollars (\$10.00) in hand paid, remise(s), release(s), alien(s), and the grantor hereby covenants with said grantee and to none other, **CHESTER DAVID GROUP, INC.**
 (Grantee's Address) -
2302 W. North Ave.

Chicago, IL 60647

of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit: (SEE ATTACHED- EXHIBIT A)

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 following:

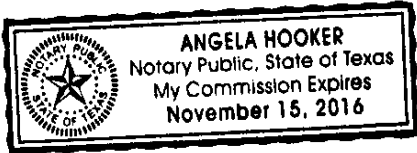
SUBJECT TO: Property and Title taken AS IS condition, Seller makes no representations or Warranties of any kind or nature, other than Seller's right to transfer title hereunder, subject to general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

The Grantee(s), or Purchaser(s) of the Property may not re-sell, record any additional conveyance document, or otherwise transfer title to the Property within 60 days following the recordation of the deed conveying title of the Property to the Buyer

Permanent Real Estate Index Number(s): **20-10-310-011**
 Address of Real Estate: **5337 S. Michigan Ave., Chicago IL 60615**
 Dated this 9 day of April, 2014

Linda D. Coy
 Grantor | **Capital One, N.A.**
 Linda D. Coy
 Authorized Signer



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Linda D. Coy personally known to me to be the person(s) whose name is subscribed to the foregoing instrument, appeared before me this 9 day in person, and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9 day of April, 2014

Angela Hooker
 Notary Public

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STATE OF Texas, COUNTY OF Collin ss.

BOX 15

Prepared By: Segel Law Group Inc., 1827 Walden Office Square, Schaumburg IL 60173
 Mail To: **Chester David Group, Inc., 2302 W. North Ave., Chicago IL 60647**



Max Kitzman c/o Peregrine, Suite 221 E. Elgin St PO Box 647 Wood Dale, IL 60191
 Send tax bills to: **Chester David Group Inc 2302 W North Ave Chicago IL 60647**


FIDELITY NATIONAL TITLE 53009083

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EXHIBIT A – LEGAL DESCRIPTION

LOT 26 IN BLOCK 1 IN HUNDLEHY'S SUBDIVISION OF 13 ACRES IN THE NORTH 1/2 OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER		04/30/2014
	COOK:	\$37.00
	ILLINOIS:	\$74.00
TOTAL:		\$111.00
20-10-310-011-0000 20140401605630 YCF PZG		

REAL ESTATE TRANSFER		04/30/2014
	CHICAGO:	\$555.00
	CTA:	\$222.00
TOTAL:		\$777.00
20-10-310-011-0000 20140401605630 G777XZ		