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**SPECIAL WARRANTY DEED
Statutory (Illinois)**

Doc#: 1424641037 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/03/2014 10:45 AM Pg: 1 of 4

FIRST AMERICAN TITLE
ORDER # 2510796

FATIC: 2510796

THIS AGREEMENT, made this 30th day of July, 2014, between Fifth Third Mortgage Company, 5050 Kingsley Road, Cincinnati, OH 45263, a corporation created and existing under and by virtue of the laws of the State of Ohio and duly authorized to transact business in the State of Illinois, a party of the first part, and Fernando Padilla, of 4548 S. Harding Avenue, Chicago, IL 60623, party of the second part, WITNESSETH that the party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Fernando Padilla, 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:

SEE EXHIBIT "A" ATTACHED HERETO

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, its 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, 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.

The Warranties given herein are limited to the acts of the party of the first part and subject to general real estate taxes not due and payable, covenants, conditions, and restrictions of record, building lines and easements, if any, City, building and code violations, and all other matters of record affecting the property.

Address: 3248 S Karlov Ave Chicago IL 60623


PIN: 16-34-206-037-0000 Vol. 0580



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Property of Cook County Clerk's Office

2014-08-11

REAL ESTATE TRANSFER TAX		11-Aug-2014
	CHICAGO:	356.25
	CTA:	142.50
	TOTAL:	498.75
16-34-206-037-0000 20140801618480		0-709-650-560

REAL ESTATE TRANSFER TAX		11-Aug-2014
	COUNTY:	23.75
	ILLINOIS:	47.50
	TOTAL:	71.25
16-34-206-037-0000 20140801618480		1-180-199-040

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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 Vice President, and attested by its ~~Assistant Vice President~~ ^{Officer}, this 30th day of July, 2014.

Fifth Third Mortgage Company,



By: [Signature]

Name: M. B. McCOY Its: VICE PRESIDENT

Attest: [Signature]

Name: Jason Flynn Its: officer

STATE OF Ohio
COUNTY OF Hamilton ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that M. B. McCoy, Vice President of the corporation, and Jason Flynn, officer, Assistant ~~Vice~~ President of the corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the same are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and ~~Assistant Vice President~~, 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 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 30th day of July, 2014.

Commission expires 4/23/17

[Signature]
Notary Public

This Instrument Prepared By:
Brooke H. Matteucci
Matteucci Law Office
744 S. Spring Ave.
La Grange, IL 60525



TINA JOHNSON
Notary Public, State of Ohio
My Commission Expires
April 23, 2017

Mail to:
Margaret Las
7630 S. County Line #3A
Buff Ridge IL 60527
Send Tax Bills to:
Fernando Padilla
4548 S. Harding Ave
Chicago IL 60632

Address: 3248 S Karlov Ave Chicago IL 60623
PIN: 16-34-206-037-0000 Vol. 0580

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EXHIBIT "A"

**LOT 17 IN BLOCK 1 IN JOHN PECKA'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

For informational purposes only, the land is known as:

Address: 3248 S Karlov Ave Chicago IL 60623

PIN. 16-34-206-037-0000 Vol. 0580

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