

# UNOFFICIAL COPY



Doc#: 1432122018 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/17/2014 09:32 AM Pg: 1 of 2

CT#CSA99500131004

Property of Cook County Clerk's Office

## SPECIAL LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that **NORTH COMMUNITY BANK**, an Illinois banking corporation, Successor by merger with **METROBANK**, 3639 N. Broadway, Chicago, Illinois 60613 ("Grantor") CONVEYS AND SPECIALLY WARRANTS to **LETICIA ZAVALA and ARTURO ZAVALA**, as joint tenants ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate located in Cook County, in the State of Illinois:

**LOTS 19 AND 20 IN HAWTHORNE LAND AND IMPROVEMENT COMPANY SUBDIVISION OF BLOCKS 13 AND 14 IN MORTON PARK SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Address of Real Estate: **5135-39 W. 25<sup>TH</sup> STREET  
CICERO, IL 60804**

Permanent Real Estate Index Number: **16-28-223-042-0000**

TOGETHER WITH, all and singular, the rights benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Real Estate").

Subject to (i) all taxes and special assessments now due and payable and those due and payable after this date; (ii) zoning and building laws and ordinances and amendments thereto; (iii) easements, if any, restrictions, conditions, reservations, and covenants appearing in any deed or other instrument of record; (iv) all matters disclosed in the owner's title insurance policy commitment of Chicago Title Insurance Company with respect to the Real Estate, including all standard or general exceptions contained therein.

Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successors and assigns, that Grantor will forever defend title to the Real Estate (subject to the matters to which the conveyance is hereinabove made subject) against those claims, and only those claims of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, by, through, under, or based upon the acts of, Grantor, but none other. Except for the warranties of title

REAL ESTATE TRANSFER TAX 17-Nov-2014



COUNTY: 67.50  
ILLINOIS: 135.00  
TOTAL: 202.50

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contains herein, the conveyance of the Real Estate is made on an "as is" basis.

The undersigned person executing this deed represents and certifies, on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the operating agreement of the Grantor, to execute and deliver this deed; that the Grantor is an Illinois banking corporation in good standing in the state of its origin; that the Grantor has full capacity to convey the Real Estate described; and that all necessary action for making of this conveyance has been duly taken.

IN WITNESS WHEREOF, GRANTOR has caused this deed to be executed on this \_\_\_\_ day of November, 2014.

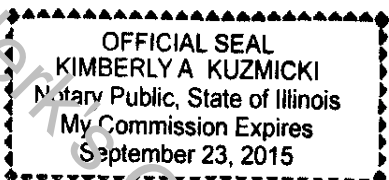
**NORTH COMMUNITY BANK, an Illinois banking corporation, as Successor by merger with Metrobank:**

BY:   
Print Name: Elka Nelson  
Title: VP. Real Estate Counsel

State of Illinois, County of Cook, SS. I, the undersigned a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ELKA NELSON, the VP REAL ESTATE COUNSEL of NORTH COMMUNITY BANK, an Illinois banking corporation, as Successor by merger with Archer Bank, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act.


Given under my hand and official seal, this 13 day of NOVEMBER, 2014

Kimberly A. Kuzmicki  
NOTARY PUBLIC



Send Tax Bills to and Grantee's mailing address is:  
Leticia Zavala  
3936 W. 31st St  
Chi, IL 60623

This instrument was prepared by:  
Nicholas Geroulis, Esq.  
613 West 16<sup>th</sup> Street  
Chicago, Illinois 60616

T O W N O F C I C E R O	Town of Cicero	Address: 5135-39 W 25TH ST	Real Estate Transfer Tax
		Date: 11/13/2014	\$4,350.00
		Stamp #: 2014-342	Payment Type: check
		By: Krotton	Compliance #: Exempt

