

# UNOFFICIAL COPY



Doc#: 1433001065 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/26/2014 12:40 PM Pg: 1 of 4

ST 5148194-TD  
20144960-AH 1082

This Document Prepared By:

Law Offices of Stuart M. Kessler
Stuart M. Kessler
3255 N. Arlington Heights Rd., Ste. 505
Arlington Heights, IL 60004

After Recording Return To:

Law Offices of Stuart M. Kessler
Stuart M. Kessler
3255 N. Arlington Heights Rd., Ste. 505
Arlington Heights, IL 60004

ARCADIO AGUIRRE  
131 N. 18<sup>th</sup> Ave.  
Melrose Park, IL 60160

CT

### SPECIAL WARRANTY DEED

THIS INDENTURE made this 26<sup>th</sup> day of August, 2014, between Self-Help Federal Credit Union, hereinafter ("Grantor"), and Arcadio Aguirre, whose mailing address is 517 N. 9<sup>th</sup> Avenue, Maywood, IL 60153 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 131 North 18<sup>th</sup> ~~Street~~<sup>Ave.</sup>, Melrose Park, IL 60160.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

Y  
S  
P  
B  
30  
NT

333-CT

# UNOFFICIAL COPY

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Executed by the undersigned on 8-26, 2014:

GRANTOR:

Self-Help Federal Credit Union

By:

Name: Title: Stephanie Sharp, Portfolio Manager

REAL ESTATE TRANSFER TAX

07-Nov-2014

STATE OF Colorado )  
 ) SS  
COUNTY OF Broomfield )



COUNTY: 40.50  
ILLINOIS: 81.00  
TOTAL: 121.50

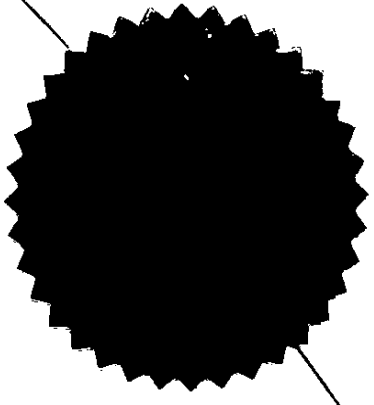
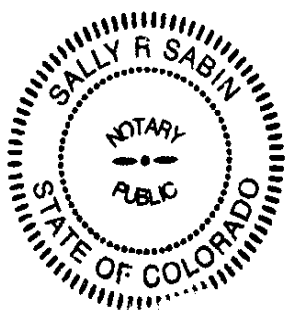
15-10-107-009-0000 | 20140801624763 | 0-074-547-840

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephanie Sharp personally known to me to be the Portfolio Manager Self Help, and 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 as such [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said \_\_\_\_\_, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of August, 2014

Commission expires 06/30, 2016  
Notary Public [Signature]

SEND SUBSEQUENT TAX BILLS TO: Arcadio Aguirre  
131 North 18<sup>th</sup> Street  
Melrose Park, IL 60160



# UNOFFICIAL COPY

## Exhibit A

LOT 14 IN BLOCK 88 IN MELROSE, BEING A SUBDIVISION OF LOTS 3, 4 AND 5 IN  
SUBDIVISION OF THE SOUTH 1/2 OF SECTION 3, AND THAT PART OF SECTION 10, LYING  
NORTH OF CHICAGO AND NORTHWESTERN RAILROAD (GALENA DIVISION) ALL IN TOWNSHIP 39  
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-10-107-009-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## **Exhibit B** Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office