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Doc#: 1503742000 Fee: \$44.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/06/2015 08:53 AM Pg: 1 of 4

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This Document Prepared By:

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SPECIAL WARRANTY DEED

THIS INDENTURE made this 6th day of January, 2015, between Self Help Federal Credit Union, successor in interest to Second Federal Savings and Loan hereinafter ("Grantor"), and Francisco Triano, and Eloisa Estrella, whose mailing address is 2424 S. Central, Cicero, IL 60204 (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 2504 S. Hamlin, Chicago, IL 60623.

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


BOX 333-CTD



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INTA B

UNOFFICIAL COPY**Exhibit A**

LOT 2 IN THE SUBDIVISION OF BLOCK 9 (EXCEPT THE SOUTH 50 FEET THEREOF) IN S. J. GLOVER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF ALL THAT PART LYING SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-26-121-020-0000

REAL ESTATE TRANSFER TAX		27-Jan-2015
	CHICAGO:	348.75
	CTA:	139.50
	TOTAL:	488.25
16-26-121-020-0000 20150101655868 1-072-281-216		

REAL ESTATE TRANSFER TAX		27-Jan-2015
	COUNTY:	23.25
	ILLINOIS:	46.50
	TOTAL:	69.75
16-26-121-020-0000 20150101655868 0-800-798-336		

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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