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Special Warranty Deed CORPORATION TO INDIVIDUAL(S)



Doc#: 1505645025 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/25/2015 09:13 AM Pg: 1 of 3

ILLINOIS

GREATER METROPOLITAN TITLE, LLC
120 S. LaSALLE STREET, SUITE 1720
CHICAGO, IL 60603

FILE# 150049

Above Space for Recorder's Use Only

THIS AGREEMENT between J W Real Estate, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Michael Lawler and Margaret Egan, husband and wife, as Tenants by the Entirety, of 1924 W. Newport Avenue, Chicago, Illinois 60657, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 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 the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/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 legal description rider attached as page 3 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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part, their 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, their 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: General real estate taxes not due and payable at the time of closing, covenants, condition and restrictions of record, and building lines and easements, if any, provided they do not interfere with the use and enjoyment of the real estate.

Permanent Real Estate Index Number: 14-19-222-027-0000

Address of Real Estate: 3746 N. Paulina^{St.}, Chicago, Illinois 60613

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REAL ESTATE TRANSFER TAX		24-Feb-2015
	CHICAGO:	8,662.50
	CTA:	3,465.00
	TOTAL:	12,127.50
14-19-222-027-0000 20150201661862 0-671-473-280		

REAL ESTATE TRANSFER TAX		24-Feb-2015
	COUNTY:	577.50
	ILLINOIS:	1,155.00
	TOTAL:	1,732.50
14-19-222-027-0000 20150201661862 0-898-646-400		

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The date of this deed of conveyance is
2/6/2015.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its President and attested by its Secretary, on the date stated herein.

Name of Corporation: J W Real Estate, Inc.

J. Jeffrey Wong, President of J W Real Estate, Inc.
by Ira M. Kann, as secy
By: Jeffrey Wong, President

(Impress Corporate Seal Here)

Jeffrey Wong, Secretary of J W Real Estate, Inc.
by Ira M. Kann, as secy
Attest: Jeffrey Wong, Secretary

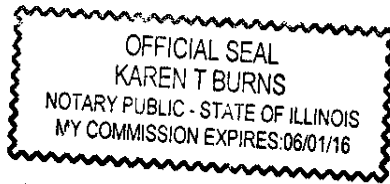
State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey Wong, personally known to me to be the President of J W Real Estate, Inc., a Corporation, and personally known to me to be the Secretary of said corporation, 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 severally acknowledged that as such President and Secretary, he 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 Directors 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.

** by Ira Kann as his attas x fact*

(Impress Seal Here)



(My Commission Expires)

6/1/16

Given under my hand and official seal
2/6/2015.

Karen T. Burns
Notary Public

This instrument was prepared by
Ira M. Kann
Attorney at Law
640 N. LaSalle Street, Suite 285
Chicago, IL 60654

Send subsequent tax bills to:
Michael Lawler
Margaret C. Egan
3746 N. Paulina
Chicago, Illinois 60613

Recorder-mail recorded document to:
Judith E. Fors
Attorney at Law
4669 North Manor Avenue
Chicago, Illinois 60625

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LEGAL DESCRIPTION RIDER

For the premises commonly known as: 3746 N. Paulina, Chicago, Illinois 60613

Legal Description:

LOT 6 IN BLOCK 4 IN THE SUBDIVISION OF BLOCKS 3 AND 4 OF JAMES ROOD'S JR'S SUBDIVISION OF BLOCKS 17 AND 20 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office