

# UNOFFICIAL COPY

**PREPARED BY:**

Allison T. Siebold, Esq.  
120 South LaSalle Street, Suite 1850  
Chicago, IL 60603



Doc#: 1509622068 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/08/2015 10:08 AM Pg: 1 of 3

**MAIL TAX BILL TO:**

Jorge Gonzalez-Alvarez  
6118 South Talman Avenue  
Chicago, IL 60629

**MAIL RECORDED DEED TO:**

Nery & Richardson LLC  
4258 W. 63rd St.  
Chicago, IL 60629

8953166603 RCMD

## SPECIAL WARRANTY DEED

GRANTOR, MPS Stabilization, LLC, an Illinois limited liability company ("Grantor"), having its office at 120 South LaSalle Street, Suite 1850, Chicago, Illinois 60603, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to Jorge Gonzalez-Alvarez, <sup>a married man</sup> ("Grantee"), all interest in the real property situated in the County of COOK, State of Illinois, legally described and identified on Exhibit A, attached hereto.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed, is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under Grantor, subject to: general real estate taxes not yet due and payable, any special assessments not yet due, conditions and covenants of record, zoning laws and ordinances, easements for public utilities and all other matters of record affecting the property.

All the terms, covenants and conditions of this Deed shall be binding upon the Grantee and its successors and assigns.

Dated this 16th day of March, 2015

MPS Stabilization, LLC

BY: Darlene A. Dugo  
Darlene A. Dugo

Its: Vice President

CCRD REVIEWER RV

| REAL ESTATE TRANSFER TAX | 01-Apr-2015   |
|--------------------------|---------------|
| CHICAGO:                 | 150.00        |
| CTA:                     | 60.00         |
| <b>TOTAL:</b>            | <b>210.00</b> |

| REAL ESTATE TRANSFER TAX | 01-Apr-2015  |
|--------------------------|--------------|
| COUNTY:                  | 10.00        |
| ILLINOIS:                | 20.00        |
| <b>TOTAL:</b>            | <b>30.00</b> |

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State of Illinois        )  
                                  ) SS.  
County of Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Darlene A. Dugo , personally known to me to be the Vice President of Mercy Portfolio Services, which is the sole member of MPS Stabilization, LLC, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the foregoing instrument pursuant to authority given by said company, as her free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16<sup>th</sup> of March, 2015

  
\_\_\_\_\_  
NOTARY PUBLIC



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## EXHIBIT A

### Legal Description

LOT 7 IN BLOCK 10 IN COBE AND MCKINNON'S 63RD STREET AND CALIFORNIA AVENUE  
SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 13, TOWNSHIP 38  
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6118 South Talman Avenue, Chicago, Illinois 60629

PIN: 19-13-418-025-0000

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