

# UNOFFICIAL COPY

40078891 1/1  
**SPECIAL  
WARRANTY  
DEED**

**GIT** (50)



Doc#: 1512857162 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/08/2015 10:51 AM Pg: 1 of 3

THIS INSTRUMENT dated the 27th day of April, 2015, by and between FirstMerit Bank, N.A. (hereinafter "Grantor"), and **Carolina Garcia**, whose current mailing address is 1401 E. Francis, New Lenox, IL 60451, (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS and other good and valuable consideration, to it paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, alien and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, subject only to the following exceptions: (a) general real estate taxes not due and payable at the time of Closing; (b) all easements, air rights and covenants, conditions and restrictions of record which shall, at the time of Closing, have been recorded with the Recorder of Deeds of Cook County and which Buyer shall, by accepting the conveyance of the Property, be deemed to have accepted and ratified as of the Closing Date; (c) applicable zoning and building laws and ordinances; (d) acts done or suffered by Buyer or anyone claiming through Buyer; (e) liens and other matters of title over which the Title Insurer is willing to insure without cost to Buyer; (f) utility easements, if any, whether recorded or unrecorded; ("Permitted Exceptions").

Address of Real Estate: 6310 W. Steger Road  
Monee, IL 60449

Permanent Real Estate Index No.: 31-32-300-006-0000

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging free and clear from any encumbrance done or suffered by Grantor during the period of time Grantor held fee simple title to the Real Estate.

3

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27th  
2015

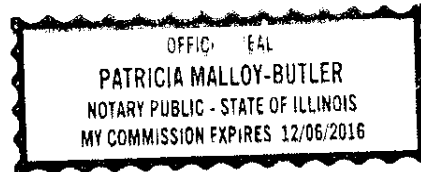
IN WITNESS WHEREOF, the below Grantor has executed this Special Warranty Deed on the \_\_\_\_\_ day of April, 2015.

FirstMerit Bank, N.A.,

BY: Matthew J. Smith  
Matthew J. Smith, Vice President

BY: Kimberly A. Neil  
Kimberly A. Neil, Officer

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS



I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that before me on this day personally appeared Matthew J. Smith, Vice President of FirstMerit Bank, N.A. and Kimberly A. Neil, Officer of FirstMerit Bank, N.A., and acknowledged the said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS, my hand and official seal this 27th day of April, 2015.

Patricia Malloy-Butler  
NOTARY PUBLIC

Prepared by: William L. Kabaker  
951 Forestway Drive  
Glencoe, IL 60022

REAL ESTATE TRANSFER TAX		30-Apr-2015
COUNTY:		30.00
ILLINOIS:		60.00
<b>TOTAL:</b>		<b>90.00</b>

31-32-300-006-0000 | 20150401681295 | 0-671-757-696

Mail to: MIGDAL & ASSOCIATES  
9933 LAWLER AVE.  
SKOKIE, IL 60077

Name and address of Taxpayer:  
CAROLINA GARCIA  
4637 S. ASHLAND AVE.  
CHICAGO, IL 60609

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**EXHIBIT "A"**

THE EAST 165 FEET OF THE WEST 660 FEET OF THE SOUTH 660 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4, SECTION 32, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office