## **UNOFFICIAL COPY**

## SPECIAL WARRANTY DEED

When recorded return to/Prepared by:

H. Powers 4007 S. Wabash Avenue Chicago, IL 60653

Mail tax bills to:

Alicia Antunez 2445 W. Washburn Chicago, IL 60608



Doc#: 1514744082 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A.Yaibrough

Cook County Recorder of Deeds Date: 05/27/2015 05:05 PM Pg: 1 of 2

For the consideration of Ten Dollars (\$10.00) and other valuable considerations, CALVIN COLEMAN, as trustee, under the provisions of a flust agreement dated March 15, 2006 and known as Trust No. 2425-C, of 4007 S. trustee, Under the provisions of a flust agreement dated March 15, 2006 and known as Trust No. 2425-C, of 4007 S. Wabash Ave., Chicago, IL ("Grantor") conveys and warrants to ALICIA ANTUNEZ and ARMANDO AGUIRRE with right to survivor hip (collectively "Grantee") the following real property situated in Cook County Illinois, together with all rights and privileges appurtenant thereto:

LOT 1 IN THE SUBDIVISION OF LOT 23 IN COURT COMMISSIONER'S SUBDIVISION OF LOT 1 (EXCEPT THE NORTH 4 ACRES THEREOF) IN OGDEN'S SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2447 W Washrurne Ave, Chicago, IL 60608 PIN: 16-24-205-057 "Property"

To have and to hold said Property, subject only to: covenants, conditions, and restrictions of record; public utility easements; special governmental taxes or assessments not yet complete at unconfirmed special governmental taxes or assessments; current real estate taxes and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose. And Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor herein and none other, subject to the matters set forth above.

Dated this 5<sup>th</sup> day of May 2015.

By: Colvin Coleman Junter

Name: Calvin Coleman, as Trustee uta 2425-C dated March 15, 2006

STATE OF ILLINOIS )
) ss
County of Cook )

The foregoing instrument was acknowledged before me this 5th day of

HOWARD R WEITZMAN

MOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 19, 2018

Notary Public

BM

1514744082 Page: 2 of 2

## **UNOFFICIAL COPY**

Property of Cook County Clerk's Office

REAL ESTATE TRANS	SFER TAX	29 Mary 22 - 5
	CHICAGO: CTA:	28-May-2015 150.00
16-24-205-037-0000	TOTAL:	60.00 210.00
	20150501683531	0-226-712-960

REAL ES	TATE TRANS	SFER TAX	20.14
			28-May-2015
		COUNTY:	10.00
	\ <del>-</del> -7	ILLINOIS:	20.00
	TOTAL:		
16-24-20	-037-0000 I	2015050160250	30.00

16-24-205-037-0000 | 20150501683531 | 1-418-943-872