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Doc#: 1522441063 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2015 10:54 AM Pg: 1 of 4

2/10/18
CHe 155ST03533NA

SPECIAL WARRANT DEED ILLINOIS

This instrument was prepared by:
Shane E. Mowery
Attorney at Law
3653 W. Irving Park Rd.
Chicago, IL 60618

Know All Men By These Presents, that **SANTANDER BANK, N.A., F/K/A SOVEREIGN BANK, N.A.**, (the "Grantor"), for and in consideration of the sum of Thirteen Thousand Five Hundred Fifty Five Dollars (\$13,555.00) in cash and other good and valuable consideration, in hand paid, by **FRANCISCO JAVIER HERNANDEZ**, individually, (the "Grantee"), to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents, does GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description attached hereto as Exhibit "A"

Address of Real Estate: 13833 Forest Avenue, Dolton, IL 60419

Permanent Index Number: 29-03-103-009-0000

(the "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, his successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to specially WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) general real estate taxes not yet due and payable.

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VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX
ADDRESS 13833 Forest
ISSUE 7-24-15 EXPIRES 8-24-15
AMT. 50.00
TYPE WTS
No 19516
VILLAGE COMPTROLLER

REAL ESTATE TRANSFER TAX		30-Jul-2015
	COUNTY:	7.00
	ILLINOIS:	14.00
	TOTAL:	21.00
29-03-103-009-0000 20150701608950 1-140-022-144		

BOX 334 CTW

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EXECUTED this 12 day of July, 2015.

Russell L. Hix
SELLER: Santander Bank, N.A.
Formerly known as Sovereign Bank, N.A.

By: Russell L. Hix
Its: Assistant Vice President

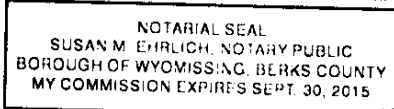
COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY OF BERKS)

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Russell L. Hix 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 13th day of July, 2015.

Susan M Ehrlich
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA

Commission Expires



MAIL TO:

FRANCISCO JAVIER HERNANDEZ
233 E. 136th PL
Chicago IL 60627

MAIL SUBSEQUENT TAX BILLS TO:

Francisco Javier Hernandez
13833 Forest Ave
Dolton IL 60419

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EXHIBIT A

Legal Description

LOT 29 IN BLOCK 2 IN PARK AVENUE ADDITION TO DOLTON, A SUBDIVISION OF THAT PART OF 883 ½ FEET OF THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF LINCOLN AVENUE AND EAST OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Encumbrances

- (a) general real estate taxes not due and payable at the time of Closing;
- (b) the Illinois Code;
- (c) the Association Documents, including all amendments and exhibits thereto, if any;
- (d) applicable zoning and building laws and ordinances;
- (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser;
- (f) easements, agreements, conditions, covenants, and restrictions of record, if any;
- (g) leases and licenses affecting the Common Elements or Purchased Unit; if any;
- (h) liens and other matters of title over which the title company, as hereinafter defined, is willing to insure without cost to Purchaser;
- (i) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (j) applicable building and zoning laws, statutes, ordinances and restrictions;
- (k) roads and highways, if any;
- (l) Purchaser's mortgage; and
- (m) existing leases and tenancies.