

UNOFFICIAL COPY



Doc#: 1524301049 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/31/2015 12:31 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

ILLINOIS STATUTORY

MAIL TO: STC - 01146 - 18508 of 2

OMORAGBON OMOREGIE, GLORIA EREBHOLO
1684 S ALBANY AVE., #S
CHICAGO IL 60623

NAME AND ADDRESS OF TAXPAYER:

OMORAGBON OMOREGIE, GLORIA EREBHOLO
1684 S ALBANY AVE.,
CHICAGO IL 60623

THE GRANTOR(S), SUNTRUST MORTGAGE, INC., WHOSE ADDRESS FOR NOTICE IS LOCATED AT C/O SUNTRUST MORTGAGE, INC., A VIRGINIA CORPORATION, 901 Semmes Avenue, Richmond, Virginia 23224, FOR AND IN CONSIDERATION OF TEN (10) AND 00/100 --- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, IN HAND PAID, GRANTS, CONVEY(S) AND SELL(S) TO GRANTEE(S), OMORAGBON OMOREGIE and GLORIA EREBHOLO, HUSBAND AND WIFE, AS GRANTEES-BY-THE-ENTIRETY, OF 2418 W GRENSHAW UNIT 3, CHICAGO, IL 60612, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

THAT PART OF FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 TO 9, INCLUSIVE AND LOTS 11, 12 AND 13 AND VACATED 16 FOOT ALLEY BETWEEN SAID LOTS IN THE SUBDIVISION OF LOTS 1 AND 2 OF BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 6, 7, 16 AND 17 IN DOUGLAS PARK ADDITION TO CHICAGO; ALSO LOTS 6 TO 23, INCLUSIVE IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 6, 7, 16 AND 17 IN DOUGLAS PARK ADDITION TO CHICAGO IN SECTIONS 23 AND 24, TOWNSHIP 12 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 842.45 FEET TO THE CENTERLINE, AND ITS EXTENSION OF A PARTY WALL AND THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID CENTERLINE, AND ITS EXTENSION, A DISTANCE OF 70.50 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 35.43 FEET TO THE SOUTH LINE OF SAID SAID TRACT; THENCE NORTH 89 DEGREES, 57 MINUTES, 30 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 70.50 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 35.38 FEET TO THE POINT OF BEGINNING.

THIS IS NOT HOMESTEAD PROPERTY.
PERMANENT INDEX NUMBER(S): 16-24-302-080-0000
PROPERTY ADDRESS(ES): 1684 S ALBANY AVE., CHICAGO IL 60623, COOK COUNTY

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 ENCLUMBERED 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 OR PAYABLE, ANY SPECIAL ASSESSMENTS NOT YET DUE OR PAYABLE, BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES, EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

Dated this 22 day of July, 2015

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

Seal(s): 1.) SUNTRUST MORTGAGE, INC.

By: X DAVID FRANCIS

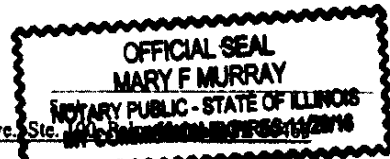
Name(s) & Title(s): VICE PRESIDENT (name of authorized signor), (title), Grantor

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that DAVID FRANCIS, 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/she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 22 day of July, A.D. 2015

Mary F Murray
Notary Public



DEED PREPARED BY: LAW OFFICE OF MICHAEL A. GALASON, 12607 S. Meade Ave. Ste. 100, Chicago, IL 60623

S
P
N
2
N
X
INT

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 14-Aug-2015



COUNTY: 126.50
ILLINOIS: 253.00
TOTAL: 379.50

16-24-302-060-0000 | 20150801614042 | 0-322-441-472

REAL ESTATE TRANSFER TAX 14-Aug-2015



CHICAGO: 1,897.50
CTA: 759.00
TOTAL: 2,656.50

16-24-302-060-0000 | 20150801614042 | 1-904-846-720

