

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THE GRANTOR, Champion Mortgage Company



Doc#: 1527404018 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/01/2015 10:41 AM Pg: 1 of 3

A corporation created and existing by virtue of the laws of the State of IL, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, does, on this 18<sup>th</sup> day of August, 2015, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Elpidio Corral, 4106 W. Ogden, Chicago, IL 60623

The following described real estate situated in the County of Cook and State of Illinois, to wit:  
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to: none

PERMANENT REAL ESTATE NUMBER: 20 17-303-002-0000

ADDRESS OF REAL ESTATE 5923 S. Bishop Street, Chicago, IL 60636

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year written above.

Edgar Garcia, Asset Manager, LRES as Attorney in Fact for  
Champion Mortgage Company

Handwritten notary initials: S, P, S, SC, INT, Y, N, 3, ID

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_ personally known to be Edgar Garcia, Asset Manager, LRES as Attorney in Fact for Champion Mortgage Company and \_\_\_\_\_ personally known to be the Assistant Secretary of said corporation and personally known by me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2015

Commission expires \_\_\_\_\_, 20 \_\_\_\_\_

NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004

Ref 2-15 STS 15154270RM

BOX 333-CTD

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Orange )

On August 13, 2015 before me, Rhonda H.M. Wolik, Notary Public  
*(Date)* *Here Insert Name and Title of the Officer*

personally appeared Edgar Garcia  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: [Signature]  
*Signature of Notary Public*

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Special Warranty Deed Document Date: Aug 13, 2015

Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: Edgar Garcia  
 Corporate Officer Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_


Signer Is Representing: LRES as Attorney in fact for Champion Mortgage Company Signer Is Representing: \_\_\_\_\_



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## LEGAL DESCRIPTION

LOT 31 IN T. J. CAMPBELL'S BOULEVARD ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

5923 S. Bishop Street  
Chicago, IL 60636

REAL ESTATE TRANSFER TAX		24-Sep-2015
	CHICAGO:	108.75
	CTA:	43.50
	TOTAL:	152.25
20-17-303-002-0000   20150801619014   2-012-110-720		

REAL ESTATE TRANSFER TAX		24-Sep-2015
 	COUNTY:	7.25
	ILLINOIS:	14.50
	TOTAL:	21.75
20-17-303-002-0000   20150801619014   0-081-813-376		

Mail to:

Elpidio Corral  
4106 W. Ogden Ave  
Chicago, IL 60623

Send Subsequent Tax Bills To:

Same  
\_\_\_\_\_  
\_\_\_\_\_

Property of Cook County Clerk's Office