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Doc#: 1527849066 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/05/2015 09:19 AM Pg: 1 of 4

Dec ID 20151001632565
ST/CO Stamp 0-823-639-936 ST Tax \$173.00 CO Tax \$86.50

C.T.I./W
150183810K
10/2/15

SPECIAL WARRANTY DEED


THIS INDENTURE, made as of October 1, 2015, between SERIES C OF MIDWEST RESIDENTIAL REHAB, L.L.C., an Illinois limited liability company, assignee of the certificate of sale from Mortgage Foreclosure Successful Bidder Agent Acquisitions I, LLC, having an address of 2901 Butterfield Road, Oak Brook, Illinois 60523 ("Grantor"), to Braulio Herrera, a married person, having an address of 1337 South 59th Court, Cicero, Illinois 60804 ("Grantee"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to her successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and his successors and assigns, in fee simple forever.

And Grantor, for itself, and its respective successors, does covenant, promise and agree to and with Grantee, and his successors and assigns that Grantor has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Title Exceptions").

Permanent Index Number: 16-20-209-011-0000

Address of Real Estate: 1337 S. 59th Ct., Cicero, Illinois 60804

T O W N O f C I C E R O		Address: 1337 S 59TH CT	Real Estate Transfer Tax
		Date: 09/30/2015	\$1,730.00
		Stamp #: 2015-1512	Payment Type: (ceda)
		By: kocton	Compliance #:
			2015-1360071

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IN WITNESS WHEREOF, Grantor has caused the name of an authorized representative thereof to be duly signed to this Special Warranty Deed, the day and year first above written.

SERIES C OF MIDWEST RESIDENTIAL REHAB, L.L.C., an Illinois limited liability company,

By: *Anthony A. Casaccio*
Anthony A. Casaccio, President

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

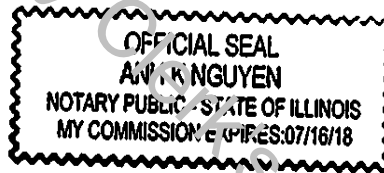
The undersigned, a Notary Public, in and for the County, in the State aforesaid, DOES HEREBY CERTIFY that ANTHONY A. CASACCIO, President of Series C of Midwest Residential Rehab, L.L.C., an Illinois limited liability company ("Company"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of October, 2015.

Anthony A. Casaccio
Notary Public

My commission expires: 7/16/18

THIS INSTRUMENT PREPARED BY:
Kathleen H. McGuire, Esq.
Series C of Midwest Residential Rehab, L.L.C.
2901 Butterfield Road
Oak Brook, IL 60523



AFTER RECORDING RETURN TO:

Brahulio Herrera
1337 S. 59th Ct.
Cicero IL 60804

SEND SUBSEQUENT TAX BILLS TO:

Brahulio Herrera
1337 S. 59th Ct.
Cicero IL 60804

REAL ESTATE TRANSFER TAX		05-Oct-2015
COUNTY:		86.50
ILLINOIS:		173.00
TOTAL:		259.50

16-20-209-011-0000 | 20151001632565 | 0-823-639-936

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EXHIBIT "A"

LEGAL DESCRIPTION

Lot 5 in Subdivision of Lot 7 in Block 7 of Mandell and Hyman's Subdivision of the East ½ of the Northwest ¼ and the West ½ of the Northeast ¼ of Section 20, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2015 and subsequent years.
2. Building setback line of 15 feet (from west lot line) as shown on Plat of Subdivision.

Property of Cook County Clerk's Office