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Special Warranty Deed
(Corporation to Individual)



Doc#: 1528716040 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/14/2015 12:29 PM Pg: 1 of 5

MAIL TO:

CLAUDIA PENA
5850 SOUTH NATOMA
CHICAGO IL.
60638

TAX BILL TO:

ADOLFO PENA
5850 SOUTH NATOMA
CHICAGO IL.
60638

This indenture made this 4th day of September 2015, between **Best Choice Homes Inc., an Illinois Corporation**, party of the first part, and **Adolfo Peña and Claudia Peña, residing at 5942 W. 63rd Street, Chicago, Illinois 60638** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part individually and to his/her/their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follow, to wit:

DF * Husband and wife, as Tenants by the Entirety,
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

PIN: 19-18-226-021-0000
Common Address: 5850 S. Natoma Ave, Chicago, Illinois 60638

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his, her, their heirs and assigns forever.

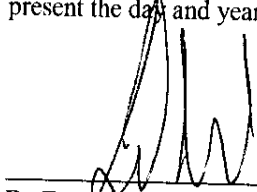
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his, her, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or changed, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) Real estate taxes for the current year not due and payable; (b) Easements or encroachment existing of record, covenants, restrictions, agreements, conditions and building lines of record; (c) Governmental taxes or assessments for improvements not yet completed.

Grantor also hereby grants to the grantee, its successors or assigns, all rights and easements appurtenant to the subject until described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, all rights and easements set forth in said declaration for the benefit of the remaining land described therein. The deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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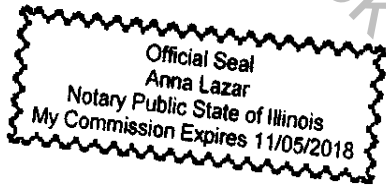
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these present the day and year first above written.


By **Ryszard Zieba, President**
of **Best Choice Homes Inc**

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Anna Lazar, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Ryszard Zieba, President of Best Choice Homes Inc.**, 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 and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 4th day of September, 2015.



Anna Lazar
NOTARY PUBLIC

PREPARED BY
WATOR & ZAC, LLC
10711 S. ROBERTS ROAD
PALOS HILLS, ILLINOIS 60465

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EXHIBIT A

Lot 1, in Podalek's Resubdivision of Lot 5, in Block 63, in Frederick H. Bartlett's Fifth Addition to Bartlett Highlands, being a subdivision of the West Half of the Northeast Quarter of Section 18, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN 19-18-226-021-0000

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

16-Sep-2015



CHICAGO:	2,250.00
CTA:	900.00
TOTAL:	3,150.00

19-18-226-021-0000 | 20150901623609 | 1-637-461-888

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

16-Sep-2015



COUNTY:	150.00
ILLINOIS:	300.00
TOTAL:	450.00

19-18-226-021-0000 | 20150901623600 | 0-280-711-040