

WARRANTY DEED (Illinois)

THIS DEED is made as of the 3 day of September, 2015, by and between



Doc#: 1528929122 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2015 04:00 PM Pg: 1 of 4

CARLOS ARANA AND DIANE ARANA,
Husband and Wife
("Grantor," whether one or more),

and

BERNARD COBBINS, JR.

a(n) _____

of Chicago, Illinois

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

THE EAST 30 FEET OF LOT 34 IN CHARLES BOOTH'S BELMONT AVENUE ADDITION TO CHICAGO OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTH 10 ACRES OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6113 W. SCHOOL ST., CHICAGO, IL, 60634

PARCEL INDEX NUMBER (PIN): 13-20-326-013-0000, VOLUME 340.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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 charged, 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: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2014 and subsequent years.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

16-Sep-2015



CHICAGO:	2,062.50
CTA:	825.00
TOTAL:	2,887.50

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REAL ESTATE TRANSFER TAX

16-Sep-2015



COUNTY:	137.50
ILLINOIS:	275.00
TOTAL:	412.50

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