

# UNOFFICIAL COPY

**SPECIAL WARRANTY  
DEED  
(Corporation to individual)  
(Illinois)**

Doc#: 1534246049 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/08/2015 09:26 AM Pg: 1 of 3

Dec ID 20151201649329

ST/CO Stamp 0-308-560-960 ST Tax \$15.00 CO Tax \$7.50

City Stamp 0-160-400-448 City Tax: \$157.50

THIS AGREEMENT, made  
this 30 day of  
NOVEMBER 2015, between  
**OPAL INVESTMENT, INC.**,  
a Maryland Corporation, whose  
address is Executive Plaza II  
Suite 200, 11350 McCormick  
Rd., Hunt Valley, MD 21031, a  
party of the first part, and  
**ELSA CARRION** whose  
address is

2325 N. Harding  
Chicago IL 60647

party of the second part,  
WITNESSETH, that the party  
of the first part, for and in  
consideration of Ten Dollars  
and other good and valuable

consideration the receipt of which is hereby acknowledged in hand paid by the party of the  
second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board  
of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and  
CONVEY unto the party of the second part, and to his/her/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:

LOT 22 IN BORDEN'S SUBDIVISION OF BLOCK 1 IN THOMPSON AND HOLMES  
SUBDIVISION OF THE EAST 49 ACRES OF THE NORTH 60 ACRES OF THE  
SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

1534246049PK

Permanent Real Estate Number(s): 20-17-402-022-0000

Address(es) of real estate: 5943 South Aberdeen, Chicago, IL 60621  
St.

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 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:

(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for  
improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv)

CT

# UNOFFICIAL COPY

covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) Intentionally deleted; (viii) the Municipal Code of the City of CHICAGO ; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, the day and year first above written.

**OPAL INVESTMENT, INC.**

By: 

Linda Cashman, Vice President

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF Maryland  
COUNTY of Baltimore ) ss.

I, Rain Coughlin O'Donnell a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Linda Cashman, Vice President personally known to me to be the Vice President of OPAL INVESTMENT, INC., a Maryland corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such he/she signed and delivered the said instrument and caused the corporate seal of said 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30<sup>th</sup> day of November, 2015.


Rain Coughlin O'Donnell  
Notary Public

Commission expires 3-29-17





**Prepared By:**

John J. Voutiritsas, Esq.  
8770 W. BRYN MAWR, SUITE 1300  
CHICAGO, IL 60631

REAL ESTATE TRANSFER TAX		04-Dec-2015
	CHICAGO:	112.50
	CTA:	45.00
	<b>TOTAL:</b>	<b>157.50</b>
20-17-402-022-0000   20151201649329		0-160-400-448

**Send subsequent tax bills to:**

Elsa Carrion  
2325 North Harding  
Chicago IL. 60647  
MAIL TO:  
Elsa Carrion  
2325 North Harding  
Chicago IL. 60647

REAL ESTATE TRANSFER TAX		04-Dec-2015
	COUNTY:	7.50
	ILLINOIS:	15.00
	<b>TOTAL:</b>	<b>22.50</b>
20-17-402-022-0000   20151201649329		0-308-560-960