

UNOFFICIAL COPY

FIRST AMERICAN TITLE
FILE # 6073943



SPECIAL WARRANTY DEED
Statutory (Illinois)

Doc#: 1534833051 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/14/2015 02:06 PM Pg: 1 of 3

FATIC: 2673943

THIS AGREEMENT, made
this 19th day of November, 2015,
between Fifth Third Mortgage

Company, 5050 Kingsley Road, Cincinnati, OH 45263, a corporation created and existing under and by virtue of the laws of the State of Ohio and duly authorized to transact business in the State of Illinois, a party of the first part, and Benjamin Munoz, of 4516 W. Parker Ave., Chicago, IL 60639, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten (\$10.00) Dollars 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 authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALLEN and CONVEY unto Benjamin Munoz, party of the second part, 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:

LOT 5 IN JOHN R. BOWE'S SUBDIVISION OF LOTS 1 TO 11, (EXCEPT THE SOUTH 2 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 7 OF W. J. MORTON'S SUBDIVISION OF EAST 1/2 OF NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, its 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, its 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:


The Warranties given herein are limited to the acts of the party of the first part and subject to general real estate taxes not due and payable, covenants, conditions, and restrictions of record, building lines and easements, if any, City, building and code violations, if any, and all other matters of record affecting the property.


Address: 648 N Monticello Ave Chicago IL 60624
PIN: 16-11-116-028 Vol.No 552

S N
P 3
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INT AD

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Property of Cook County Clerk's Office

	10-Dec-2015
REAL ESTATE TRANSFER TAX	502.50
CHICAGO:	201.00
CTA:	703.50
TOTAL:	0-038-118-46A
	201511101647018
16-11-116-028-0000	20151101647018

	10-Dec-2015
REAL ESTATE TRANSFER TAX	33.50
COUNTY:	67.00
ILLINOIS:	100.50
TOTAL:	1-025-678-78A
	20151101647018
16-11-116-028-0000	20151101647018

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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, and attested by its Officer, this 19th day of November, 2015.



Fifth Third Mortgage Company,

By: [Signature]

Brad Griffith

Name: Vice President Its: _____

Attest: [Signature]

Name: Rudi Deakle Its: Officer

STATE OF OHIO)
) ss.
COUNTY OF HAMILTON)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that BRAD GRIFFITH, Vice President of the corporation, and Rudi Deakle, Officer of the corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the same are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and ~~Assistant Vice President~~ ^{Officer}, they 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 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 19th day of November, 2015.

Commission expires 4-23-17.

[Signature]
Notary Public

This Instrument Prepared By:

Brooke H. Matteucci
Matteucci Law Office
744 S. Spring Ave.
La Grange, IL 60525

Mail to:

MIGDAL & ASSOCIATES
9933 LAWLER AVE #440
SKOKIE, IL 60077

Send tax bill to: BENJAMIN LUNDZ
4516 W PARKER AVE
CHICAGO, IL 60629



IMPRESS

TINA JOHNSON
Notary Public, State of Ohio
My Commission Expires
April 23, 2017