

UNOFFICIAL COPY

Doc#: 1536546046 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/31/2015 01:41 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20151201653992
ST/CO Stamp 1-681-689-664 ST Tax \$80.50 CO Tax \$40.25

MAIL RECORDED DEED TO:

Kathleen M. Griffin, Esq.
2 Trans Am Plaza Drive, Suite 290
Oakbrook Terrace, IL 60181

MAIL TAX BILL TO:

Manuel M. Solorio
14731 South Cleveland Avenue
Posen, Illinois 60469

THE GRANTOR, U.S. BANK NATIONAL ASSOCIATION, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged by these presents, does **REMISE, ALIEN AND CONVEY** unto the **GRANTEE, MANUEL M. SOLORIO**, of 13800 South Division, Blue Island, Illinois 60406, all interest it may have in the following described Real Estate situated in the County of **COOK** in the State of Illinois, to wit:

**Married Person*
LOT 2 IN MCCAIN RESUBDIVISION PHASE 4 OF PART OF LOT 14 IN PLAT OF EAST LOTHIAN SUBDIVISION, A SUBDIVISION OF THE EAST 10 ACRES OF THE WEST 25 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 NORTH OF THE INDIAN BOUNDARY LINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1997 AS DOCUMENT 97403309, IN COOK COUNTY, ILLINOIS.

c/k/a: 14731 South Cleveland Avenue, Posen, Illinois 60469
P.I.N.: 28-12-401-070-0000

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PK 1/2





TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in otherwise appertaining, the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above described with the appurtenances, unto the Grantee forever.

Grantor, for itself and its successors and assigns, does hereby covenant and represent that it has not done or suffered to be done, anything whereby the said premises hereby conveyed is, or may be, in any manner encumbered or charged, except, as herein recited; and that it will warrant and defend the said premises against all persons lawfully claiming by, through or under Grantor, subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

THE WARRANTIES PASSING TO GRANTEES HEREUNDER ARE LIMITED SOLELY TO THOSE MATTERS ARISING FROM ACTS OF THE GRANTOR, ITS AGENTS OR REPRESENTATIVES, OCCURRING SOLELY DURING THE PERIOD OF GRANTOR'S OWNERSHIP OF THE SUBJECT REAL ESTATE.

REAL ESTATE TRANSFER TAX		31-Dec-2015
	COUNTY:	40.25
	ILLINOIS:	80.50
	TOTAL:	120.75
28-12-401-070-0000 20151201653992 1-681-689-664		

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Officer on this 18th day of December, 2015.

U. S. BANK NATIONAL ASSOCIATION

by: *Christina Pazderka* (Seal)
its: Christina M. Pazderka, Officer

ACKNOWLEDGMENT

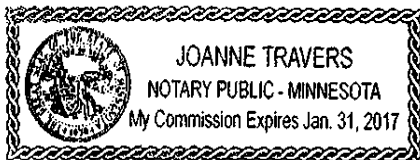
State of Minnesota }
County of Hennepin }

On December 18, 2015 before me, Joanne Travers
personally appeared Christina M. Pazderka, Officer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Minnesota that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Joanne Travers* (Seal)



NAME AND ADDRESS OF PREPARER:

John Mantas, Esquire
SKOUBIS & MANTAS, LLC
1300 West Higgins Road, Suite 209
Park Ridge, Illinois 60068