

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 1602119074 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/21/2016 12:24 PM Pg: 1 of 3

Old Republic Title  
9801 Southwest Highway  
Oak Lawn, IL 60453

1565205

Above Space for Recorder's Use Only

THE GRANTOR, KIRKLAND FINANCIAL, LLC, a Tennessee limited liability company for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS to Rosaura Cepeda, a Single woman, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit. of 9747 Dickens Avenue, Melrose Park, IL 60164

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Real Estate Index Number: 15-03-117-010-0000

Address of Real Estate: 1625 North 24<sup>th</sup> Avenue, Melrose Park, Illinois 60160

**SUBJECT TO THE FOLLOWING, IF ANY:** 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 Real Estate; and general real estate taxes not due and payable at the time of Closing.

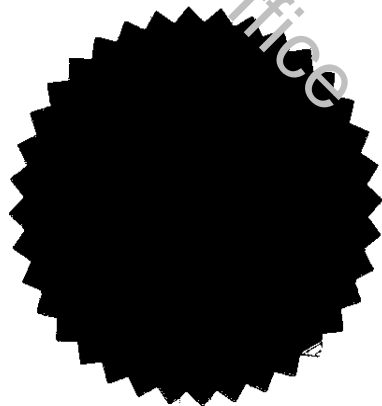
Grantor covenants that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited.

TO HAVE AND TO HOLD said premises forever.

DATED this 28<sup>th</sup> day of December, 2015

KIRKLAND FINANCIAL, LLC

BY: [Signature]  
TED GREGORY, PRESIDENT



RU  
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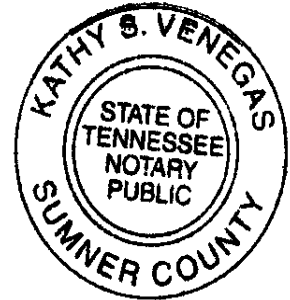
STATE OF TENNESSEE )  
 ) SS.  
COUNTY OF SUMNER )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TED GREGORY personally known to me to be the President of Kirkland Financial, LLC, a Tennessee limited liability company, and 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of December, 2015.

Kathy S. Venegas  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 11/18/19

This instrument was prepared by: Karyn R. Vanderwarren, Esq.  
120 E. Ogden Avenue Suite 124  
Hinsdale, IL 60521



MAIL TO:  
Donna Craft Cain  
3 E. Park Blvd  
Willa Park, IL 60187

SEND SUBSEQUENT TAX BILLS TO:  
Rosaura Cepeda  
9747 Dickens Ave  
Melrose Park 60164

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## LEGAL DESCRIPTION

LOT 27 IN BLOCK 10 IN GOSS, JUDD AND SHERMAN'S WEST DIVISION STREET HOME ADDITION TO THE WEST 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:

1625 N. 24th Avenue  
Melrose Park, IL 60160

PIN#: 15-03-117-010-0000

**REAL ESTATE TRANSFER TAX** 21-Jan-2016



<b>COUNTY:</b>	62.25
<b>ILLINOIS:</b>	124.50
<b>TOTAL:</b>	186.75

15-03-117-010-0000 | 20151201654128 | 2-013-936-704

Property of Cook County Clerk's Office