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Doc#: 1603401037 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/03/2016 10:58 AM Pg: 1 of 2

140700003939

MAIL TAX BILL TO:

Huo C. Zhou
2607 S. Lowe Ave
Chicago, IL 60616

MAIL RECORDED DEED TO:

Huo C. Zhou
2607 S. Lowe Ave
Chicago, IL 60616

PREPARED BY:

David T. Cohen & Associates, Ltd.
10729 W. 159th Street
Orland Park, IL 60467
(708) 460-7711

1/1

SPECIAL WARRANTY DEED
(Corporation to Individuals)

THE GRANTOR, TCF NATIONAL BANK, a national association banking association existing under and by virtue of the laws of the United States of America and headquartered in the State of South Dakota and duly authorized to transact business in the State of Illinois, with its principal office in Illinois located at 800 Burr Ridge Parkway, Burr Ridge, IL 60527, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, in hand paid, and pursuant to the authority given by the Board of Directors of TCF National Bank **CONVEYS AND WARRANTS** to **HUO C. ZHOU, *** * Husband of 2607 S. Lowe Ave., Chicago, Illinois, and **ALICE JUAN FANG ZHOU, *** and wife of 2607 S. Lowe Ave., Chicago, Illinois, not as tenants in common but as joint tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

Legal Description: LOT 35 AND THE SOUTH 5 FEET OF LOT 36 IN BLOCK 6 IN EAST CHICAGO LAWN IN J.A. CAMPBELL'S SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6433 S. TROY STREET, CHICAGO, IL 60629

Permanent Index No.: 19-24-109-012-0000

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

S Y
P 2
S N
SC Y
INT AB

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real

REAL ESTATE TRANSFER TAX		29-Jan-2016
	COUNTY:	30.00
	ILLINOIS:	60.00
	TOTAL:	90.00

19-24-109-012-0000 | 20160101660267 | 0-087-118-400

REAL ESTATE TRANSFER TAX		29-Jan-2016
	CHICAGO:	450.00
	CTA:	180.00
	TOTAL:	630.00 *

19-24-109-012-0000 | 20160101660267 | 0-175-526-464

* Total does not include any applicable penalty or interest due.

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estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

In witness whereof, said Grantor 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 to by its Senior Vice President, this 16th day of January, 2016.

TCF NATIONAL BANK

BY: Randy Fuchser

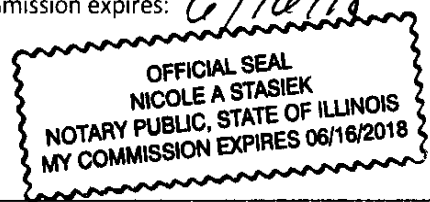
ATTEST: [Signature]

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Randy Fuchser, personally known to me to be a Vice President of TCF National Bank and Jeff Memeti, personally known to me to be a Senior Vice President of TCF National Bank, 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 Vice President and Senior Vice President, they signed and delivered the said instrument, not individually, but in their capacity as Vice President and Senior Vice President of TCF National Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of January, 2016.

Commission expires: 6/16/18



Nicole A. Stasiek
Notary Public