



Doc#: 1608215046 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/22/2016 02:00 PM Pg: 1 of 4

Property of Cook County Clerk's Office

Commitment Number: 150262806
Seller's Loan Number: 417119732

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: Oscar Tovar: 1615 S California Ave Chicago, IL 60608

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

16-23-422-015-0000

16081-41

SPECIAL WARRANTY DEED

BOX 162

Fifth Third Mortgage Company, whose mailing address is 5001 Kingley Drive Cincinnati, OH 45227, hereinafter grantor, for \$57,000.00 (Fifty Seven Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Oscar Tovar, hereinafter grantee, whose tax mailing address is 1615 S California Ave., Chicago, IL 60608, the following real property:

*Single

All that certain parcel of land situate in the County of Cook, State of Illinois being known and designated as: Lot 33 in Block 15 in Douglas Park Addition to Chicago, said Addition being a Subdivision of all that part of the East Half of the South East Quarter of Section 23, that lies South of the center of Public Highway known as South Western Plank Road with Lots 4 and 5 in Subdivision by Commissioners of Circuit Court of Cook County, Illinois of the West Half of the West Half of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 1939 S Sawyer Avenue, Chicago, IL 60623

Property Address is: 1939 S Sawyer Avenue Chicago, IL 60623

B

UNOFFICIAL COPY

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1529810191**

Property Address is: 1939 S Sawyer Avenue Chicago, IL 60623

Page 2 of 5

UNOFFICIAL COPY

Executed by the undersigned on February 17, 2016:

Fifth Third Mortgage Company

By: Traci Luckhaupt
Name: Traci Luckhaupt
Vice President
Its: _____



Moses Moore
Witness Signature
Moses Moore
Officer

Witness Printed Name

STATE OF OHIO
COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me on February 17, 2016 by Traci Luckhaupt its Vice President on behalf of **Fifth Third Mortgage Company** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Tina Johnson
Notary Public



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

UNOFFICIAL COPY


**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.



Date: _____

Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		23-Feb-2016
	CHICAGO:	427.50
	CTA:	171.00
	TOTAL:	598.50 *

16-23-422-015-0000 | 20160201669642 | 0-522-279-488

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

REAL ESTATE TRANSFER TAX		22-Mar-2016
	COUNTY:	28.50
	ILLINOIS:	57.00
	TOTAL:	85.50

16-23-422-015-0000 | 20160201669642 | 1-612-279-360

Property Address is: 1939 S Sawyer Avenue Chicago, IL 60623