

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

1565259 1/2



Doc#: 1608218010 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/22/2016 08:49 AM Pg: 1 of 2

Property of Cook County Clerk's Office

THE GRANTOR, MacNeal Management Services, Inc., an Illinois Corporation, located at 3249 S. Oak Park Avenue, in the City of Berwyn, in the County of COOK, in the State of ILLINOIS, a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the state of ILLINOIS, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, by these presents does REMISE, ALIEN, CONVEY and WARRANT TO THE GRANTEE FABRICIO NAVA, the following described Real Estate situated in the County of Cook in the State of IL, to wit: * * * of 3306 WESLEY AVE, BERWYN, IL 60402

LOTS 3 AND 4 IN BLOCK 12 IN BERWYN, A SUBDIVISION OF BLOCKS 4, 5, 12, 13, 20, 21, 28, 29, 34, 35, 36 AND 39 IN LAVERGNE, A NORTHWEST 1/4 AND THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF OGDEN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the said premises NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY FOREVER, with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, will WARRANT AND DEFEND,

SUBJECT TO: General taxes for the year 2015 and subsequent years; building, building fire and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities provided said easements do not unreasonably interfere with the intended use of the property; drainage ditches, feeders, and drain tile, pipe or other conduit and all other matters of record affecting the property.

Permanent Real Estate Index Number(s): 16-31-222-017-0000 AND 16-31-222-018-0000

Address(es) of Real Estate: 3306 Wesley Avenue, Berwyn, Illinois 60402

In Witness Whereof, said GRANTOR has caused its name to these presents by J. SCOTT STEINER, CHIEF EXECUTIVE OFFICER, this 14 day of December, 2015

MacNeal Management Services, Inc.

BY J. Scott Steiner
J. SCOTT STEINER, CHIEF EXECUTIVE OFFICER

THE CITY OF BERWYN, IL REAL ESTATE TRANSFER TAX
Feb 3 10 16
COLLECTOR'S OFFICE

Rivisto

2

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK --SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that J. SCOTT STEINER, personally known to me to be the CHIEF EXECUTIVE OFFICER of MACNEAL MANAGEMENT SERVICES, INC., personally known to me to be the CHIEF EXECUTIVE OFFICER of said Corporation, 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 severally acknowledged that as such J. SCOTT STEINER, CHIEF EXECUTIVE OFFICER has signed and delivered the said instrument as his free and voluntary act.

Given under my hand and official seal this 14 day of December, 2015.



Marie O'Brien
Notary Public

My Commission Expires: 2-25-16

Prepared by:
Robert Cheely
6446 W. Cermak Road
Berwyn, IL 60402

Mail to:
~~Fabricio Nava and Carolina Nava~~
3306 S. WESLEY AVE.
BERWYN, IL 60402

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

156525942

Name and Address of Taxpayer:
~~Fabricio Nava and Carolina Nava~~
3306 S. WESLEY AVE.
BERWYN, IL 60402

REAL ESTATE TRANSFER TAX		22-Mar-2016
COUNTY:		70.00
ILLINOIS:		140.00
TOTAL:		210.00

16-31-222-017-0000 | 20160301677848 | 1-056-564-800