

SPECIAL WARRANTY DEED

UNOFFICIAL COPY

THE GRANTOR, Champion Mortgage Company

Doc#: 1610357123 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/12/2016 01:53 PM Pg: 1 of 2

Dec ID 20160301679571
ST/CO Stamp 1-134-022-208 ST Tax \$23.00 CO Tax \$11.50
City Stamp 1-218-063-936 City Tax: \$254.77

A corporation created and existing by virtue of the laws of the State of _____, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, does, on this 11th day of March, 2016, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

*Bonifacio Villa, and Agustina Avila, 3315 W. 66th Place, Chicago, IL 60629 *Husband and wife as tenants by the entirety

The following described real estate situated in the County of Cook and State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises 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: none

PERMANENT REAL ESTATE NUMBER: 20-20-306-017-0000

ADDRESS OF REAL ESTATE 6739 S. Throop Street, Chicago, IL 60636

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 by its Assistant Secretary, the day and year written above.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness accuracy, or validity of that document.

Edgar Garcia, Asset Manager, LRES as Attorney in Fact for Champion Mortgage Company

STATE OF California
COUNTY OF Orange

I, Michelle Noonan, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Edgar Garcia personally known to be Edgar Garcia, Asset Manager, LRES as Attorney in Fact for Champion Mortgage Company and Michelle Noonan personally known to be the Assistant Secretary of said corporation and personally known by me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation.



Given under my hand and official seal, this 11th day of March, 2016
Commission expires Jan 9, 2020
Michelle Noonan
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004

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LEGAL DESCRIPTION

Lot 86 In Weddell and Cox Addition to Englewood said Addition being a Subdivision of the East 1/2 of the Southwest 1/4 of Section 20, Township 38 North, Range 14 East of the Third Principal Meridian, In Cook County, Illinois.

6739 S. Throop Street
Chicago, IL 60636

Mail to:

Bonifacio Villa
3315 W. 65th St
Chicago, IL 60649

Send Subsequent Tax Bills To:

Bonifacio Villa
6739 S Throop St
Chicago, IL 60636

Property of Cook County Clerk's Office