

UNOFFICIAL COPY

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**SPECIAL
WARRANTY DEED**

INDIVIDUAL



Doc#: 1611334004 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/22/2016 08:27 AM Pg: 1 of 2

(for Recorder's Office use only)

(above space for Recorder's Office use only)

GRANTOR: UNION CITY FINANCIAL, LLC, an Illinois limited liability company 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 & 00/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said company, **GRANTS, BARGAINS, SELLS, REMISES, RELEASES, and CONVEYS** to **GRANTEE, DONALD R. SMITH, JR.**, a single man, of 909 Riverview Drive, South Holland, Illinois 60473, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 2 IN ELMORE'S RESUBDIVISION OF LOTS 1 TO 23, BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 12 IN E. A. WARFIELD'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) General real estate taxes not yet due and for subsequent years not yet due; (2) easements, covenants, conditions, restrictions, agreements and building lines of record and party wall rights; (3) applicable zoning and building laws and ordinances; (4) public utility easements, if any; (5) Grantee's mortgage, if any; (6) acts done or suffered by Grantee(s), or anyone claiming under Grantee(s).

Permanent Real Estate Index Number: 20-34-411-002-0000

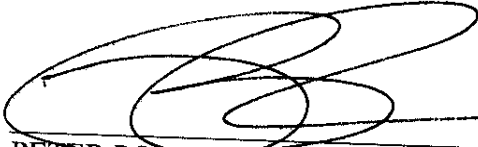
Address of Real Estate: 527 E. 86th Street, Chicago, Illinois 60619

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In WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by one of its Members, this 20th day of April, 2016.

UNION CITY FINANCIAL, LLC

By: 
 PETER POULOS, One of its Members

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that PETER POULOS, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as a Member of Union City Financial, LLC, he signed and delivered the said instrument in his capacity, as his free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of April, 2016.





 (Notary Public)


Prepared by: Law Offices of Angelo Angelakos, Ltd.
 3054 Fairhaven Lane
 Suite 100
 Lake in the Hills, IL 60156

Mail to: Harley B. Rosenthal
 Rosenthal Law Group, LLC
 3700 W. Devon Avenue
 Suite E
 Lincolnwood, IL 60712

Name & Address of Taxpayer: Donald R. Smith, Jr.
 527 E. 86th Street
 Chicago, IL 60619

Alliance Title Corporation
 5523 N. Cumberland Ave., Ste. 1211
 Chicago, IL 60656
 (773) 556-2222

REAL ESTATE TRANSFER TAX		22-Apr-2016
		COUNTY: 98.00
		ILLINOIS: 196.00
		TOTAL: 294.00
20-34-411-002-0000 20160401693507 1-167-499-584		

REAL ESTATE TRANSFER TAX		22-Apr-2016
		CHICAGO: 1,470.00
		CTA: 588.00
		TOTAL: 2,058.00 *
20-34-411-002-0000 20160401693507 1-719-918-912		

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