

UNOFFICIAL COPY

Return To:

Natan South, LLC
17508 Danielle Court
Hazel Crest, IL 60429

This Instrument Prepared by:

Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

Natan South, LLC
17508 Danielle Court
Hazel Crest, IL 60429

File #: IL-16031231



Doc#: 1613422222 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2016 01:52 PM Pg: 1 of 5

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 14 day of April, 2016, by and between ELENOR REID, of 17210 137rd Avenue, Jamaica, New York 11434, hereinafter called GRANTOR, grants TO NATAN SOUTH, LLC whose address is 17508 Danielle Court Hazel Crest, IL 60429, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 29-15-210-013-0000

Commonly known as 733 E 154th St, South Holland IL, 60473

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

REAL ESTATE TRANSFER TAX

13-May-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

29-15-210-013-0000 | 20160401693797 | 1-802-799-424

A

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And the Grantor hereby covenants with said GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

ELENOR REID

Name/Title: Elenor Reid

STATE OF NEW YORK)
 COUNTY OF NEW YORK)

The foregoing instrument was hereby acknowledged before me this 14 day of April, 2016, by Elenor Reid is owner, ELENOR REID, who is personally known to me or who has produced NYS DRIVER'S LICENSE, as identification, and who signed this instrument willingly.

Benjamin Steinberg
 Notary Public

My commission expires: 5-30-18

Benjamin Steinberg
 Notary Public, State of New York
 No. 02ST6042665
 Qualified in Bronx County
 Commission Expires May 30, 2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK,
STATE OF ILLINOIS, TO WIT:

LOT 7 IN CHAPMAN SUBDIVISION BEING A SUBDIVISION OF THE PART OF THE
NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER
28, 1954 AS DOCUMENT NO. 16028027, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY THE TAX ID / APN IS: 29-15-210-013-0000

Property of Cook County Clerk's Office

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State of New York
County of New York
City of New York

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated APR 14 2016, 20____ Signature:
Elen Reid

Elen Reid
Grantor or Agent

Subscribed and sworn to before
Me by the said Elen Reid
this APR 14 2016
day of _____, 20____.

NOTARY PUBLIC

Anna Dong

ANNA DONG
Notary Public, State of New York
Reg. No. 041006228919
Qualified in New York County
Commission Expires Sept. 27, 2018

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date APR 14 2016, 20____ Signature:
Elen Reid

Elen Reid
Grantee or Agent

Subscribed and sworn to before
Me by the said Elen Reid
This APR 14 2016
day of _____, 20____.

NOTARY PUBLIC

Anna Dong

ANNA DONG
Notary Public, State of New York
Reg. No. 041006228919
Qualified in New York County
Commission Expires Sept. 27, 2018

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Elenor Reid**
Mailing Address: **17210 133rd Ave., Jamaica, NY 11434**
Telephone No.: **630-803-5224**
Attorney or Agent: **James Duga**
Telephone No.: **630-803-5224**
Fax No. **773-384-8200**
Property Address: **15010 Perry Ave
South Holland, IL 60473**
Property Index Number (PIN): **29-09-316-016-0000**
Water Account Number: **0080032000**
Date of Issuance: **5/12/16**

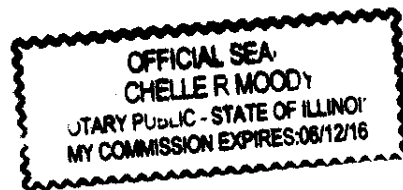
State of Illinois)
County of Cook)

This instrument was acknowledged before
me on May 12, 16 by

Michelle KMOODY
Michelle KMOODY
(Signature of Notary Public)
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Verone 5/12/2016
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.