

# UNOFFICIAL COPY

Doc#: 1614656119 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/25/2016 10:29 AM Pg: 1 of 3

**This instrument was prepared by:**

Jonathan Koyn  
1034 Sterling Ave, Suite 8

Flossmoor, IL 60422  
STC 01146-43125 *UMA*

**After recording return to:**

*KASHYAP V. TREVEDI*  
*1345 WELEY RD, 8251110*  
*SCHANN BLDG, R 60173*

**Send subsequent tax bills to:**

*XAVIER R. MORALES & TANYA*  
*3940 W. DIVISION ST. SANTANA*  
*CHICAGO, IL 60651*

Dec ID 20160501607479  
ST/CO Stamp 2-099-370-304 ST Tax \$36.00 CO Tax \$18.00  
City Stamp 1-758-845-248 City Tax: \$378.00

(The Above Space For Recorder's Use Only)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered this 18<sup>th</sup> day of May, 2016, between Onyx Development Inc., an Illinois corporation ("Grantor"), and Xavier R. Morales and Tanya Santana, as joint tenants ("Grantee").

### WITNESSETH

The Grantor, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL and CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of its interest in the following described real estate, situated in the County of Cook and State of Illinois:

See attached Legal Description

Permanent Index Number (PIN): 16-10-331-009-0000

Address of Real Estate: 4433 W. Washington Blvd., Chicago, Illinois 60624

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

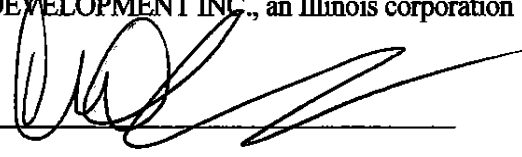
**STEWART TITLE**  
**800 E. DIEHL ROAD**  
**SUITE 180**  
**NAPERVILLE, IL 60563**

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And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, through or under it, **SUBJECT TO**: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

**IN WITNESS WHEREOF**, Grantor has executed and delivered these presents as of the date and year first above written.

ONYX DEVELOPMENT INC., an Illinois corporation

By: 

Printed Name: Carlos Gonzalez

Its: President

STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Carlos Gonzalez**, personally known to me to be the President of Onyx Development Inc., an Illinois 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 acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18<sup>th</sup> day of May, 2016.

**REAL ESTATE TRANSFER TAX** 23-May-2016

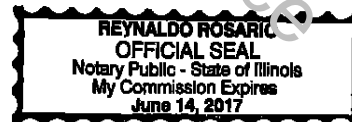


COUNTY:	18.00
ILLINOIS:	36.00
<b>TOTAL:</b>	<b>54.00</b>

16-10-331-009-0000 | 20160501607479 | 2-099-370-304



NOTARY PUBLIC



**REAL ESTATE TRANSFER TAX** 23-May-2016



CHICAGO:	270.00
CTA:	108.00
<b>TOTAL:</b>	<b>378.00 *</b>

16-10-331-009-0000 | 20160501607479 | 1-758-845-248

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

# UNOFFICIAL COPY

ALTA Commitment (6/17/06)

## COMMITMENT FOR TITLE INSURANCE SCHEDULE A

### Exhibit A - Legal Description

LOT 14 IN BLOCK 37 IN THE WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10,  
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office