

UNOFFICIAL COPY

Doc#: 1620839002 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/26/2016 08:04 AM Pg: 1 of 2

Dec ID 20160701628858
ST/CO Stamp 1-364-476-736 ST Tax \$350.00 CO Tax \$175.00
City Stamp 1-380-074-304 City Tax: \$3,675.00

SPECIAL WARRANTY DEED

This Agreement, made this 29 day of June, 2016, between Central Mortgage Company, a corporation created and existing under and by virtue of the laws of the State of Arkansas, and duly authorized to transact business in the State of Illinois, party of the first part, and

GT 105T03545RM 1 of 1 AMKKT
Charles DiGiovanni, 2106 N 75rd Ave, Elmwood Park, IL 60707, party of the second part,

Witnesseth, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

LOT 7 IN BLOCK 2 IN VINCENT, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-31-109-003-0000

Commonly Known As: 2049 W Fullerton Ave, Chicago IL 60647

SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements

Together with all and singular the herditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the herditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part. His/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited.

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IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

Central Mortgage Company

By: [Signature]

Name: CENTRAL MORTGAGE COMPANY

Title: GERALD BROWN
ASST. VICE PRESIDENT

State of Arkansas)

County of Pulaski)

SS.

I, Patty A Watson, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Gerald Brown, personally known to me to be the Authorized Representative of Central Mortgage Company, a Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and generally acknowledged that as such Authorized Representative, they signed and delivered the said instrument, and caused the corporate seal of said 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of June, 2016.

Patty A Watson

Notary Public

4-120

My Commission Expires



Prepared By:
Potestivo & Associates, P.C.
Angela S. Veda
223 West Jackson Blvd. Suite 610
Chicago, IL 60606

Return To:
Chicago Title Company LLC
1701 West Gold Rd. #1011
Rolling Meadows, IL 60008

Mail Subsequent tax bills to:
Charles DiGiovanni
2106 N 73rd Ave.
Elmwood Park, IL 60707

Our File Number: C15-30866

Spina McGurett Oles PC
7610 W. North Ave
Elmwood Park IL
60707