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SPECIAL WARRANTY DEED



Mail to:

CHRISTINE M. PALKOVIC
1807 N BROADWAY FL 2
MELROSE PARK, IL 60160

Doc#: 1621416044 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2016 12:50 PM Pg: 1 of 3

Grantees Address and

Send subsequent tax bills to:

AMANDA JOHNSON AND MATTHEW JOHNSON
3426 NORTH DAMEN AVENUE
CHICAGO, IL 60618-6106

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 2nd day of MAY, 2016, between **CAPITOL FEDERAL SAVINGS BANK**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **AMANDA JOHNSON AND MATTHEW JOHNSON** party of the second part*. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$810,900.00 (Eight Hundred Ten Thousand Nine Hundred dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of **COOK** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 14-19-315-031-0000

ADDRESS (ES): 3426 NORTH DAMEN AVENUE, CHICAGO, IL 60618

REAL ESTATE TRANSFER TAX

29-Jul-2016

CHICAGO:	6,082.50
CTA:	2,433.00
TOTAL:	8,515.50 *

REAL ESTATE TRANSFER TAX

01-Aug-2016

COUNTY:	405.50
ILLINOIS:	811.00
TOTAL:	1,216.50

14-19-315-031-0000 | 20160301676684 | 0-813-441-856



14-19-315-031-0000

| 20160301676684 | 1-819-419-456

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

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) AJP
(Name) Ester Robinson, and attested to by its
(Office) AJP, (Name) Juan Jones, the day
and year first above written.

BY: CAPITOL FEDERAL SAVINGS BANK BY CITIMORTGAGE INC., AS ATTORNEY IN FACT

By: [Signature] Attest: [Signature]

State of TEXAS)
County of DALLAS) SS.

I, the undersigned, a Notary Public in and for said County, in the State Texas offoresaid, DO HEREBY CERTIFY that Ester Robinson, personally known to me to be a AJP of Citi Mortgage Inc and Juan Jones, personally known to me to be a AJP of said company, 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 acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of May, 2016.

[Signature]
Notary Public

My commission expires on May 03, 2016.

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1140, Chicago, IL 60603.

*(Strike the paragraphs that do not apply)

- 1. ~~As TENANTS IN COMMON,~~
- 2. ~~Not as TENANTS IN COMMON but as JOINT TENANTS~~
- 3. Not as JOINT TENANTS, not as TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY



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LEGAL DESCRIPTION

LOT 35 IN BLOCK 1 IN C. T. YERKE'S SUBDIVISION OF BLOCKS 33 TO 36, 41 TO 44, ALL INCLUSIVE, IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF, IN COOK COUNTY, ILLINOIS.

P.I.N. (S) 14-19-315-031-0000

ADDRESS(ES) 3426 NORTH DAMEN AVENUE, CHICAGO, IL 60618

Property of Cook County Clerk's Office