

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Illinois)

THIS AGREEMENT, made this \_\_\_\_ day of April 2016, between SouthSide, LLC, party of the first part, and Maria De Jesus Alvarez and Miguel Angel Ramirez party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$3,750.00 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



Doc#: 1621844058 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/05/2016 03:35 PM Pg: 1 of 3

Parcel: LOT 164 E. A. CUMMINGS AND CO.'S 55TH STREET BLVD. ADDITION IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-07-418-020-0000

Address of Real Estate: 5351 S Wolcott Ave. Chicago, Illinois 60609

Together with all and singular the hereditaments 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his 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 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; and that the said premises, against all persons lawfully claiming, or in claim and same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to the permitted exceptions on the attached Exhibit A.

### REAL ESTATE TRANSFER TAX

11-Jul-2016



CHICAGO:	30.00
CTA:	12.00
TOTAL:	42.00 *

20-07-418-020-0000 | 20160701627207 | 1-641-131-328

### REAL ESTATE TRANSFER TAX

18-Jul-2016



COUNTY:	2.00
ILLINOIS:	4.00
TOTAL:	6.00

20-07-418-020-0000 | 20160701627207 | 0-225-500-480

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

CCRD REVIEW *Ru*

# UNOFFICIAL COPY

Dated: 4/27, 2016

Purchaser: Maria de Jesus Alvarez  
Maria De Jesus Alvarez

Address: 5349 S Wolcott Ave Chicago, IL 60609

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Purchaser: Miguel Angel Ramirez  
Miguel Angel Ramirez

Address: 5349 S Wolcott Ave Chicago, IL 60609

Telephone: (773) 495 5340

E-mail: \_\_\_\_\_

Seller: Southside, LLC

Address: P. O. Box 25487  
Portland, OR 97298

By: \_\_\_\_\_  
Dale Bernards

Title: Member

[Conditions and Stipulations follow]

