



Doc#: 1622441048 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/11/2016 09:24 AM Pg: 1 of 3

FIRST AMERICAN TITLE
FILE # 2763253

This document was prepared by:

WFML, P.C.
1333 Burr Ridge Parkway
Suite 200
Burr Ridge, IL 60527

3/3

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of this 18th day of July, 2016 by **SPECIAL ASSET SUPPORT SERVICES, INC.**, a Florida Corporation organized under the laws of the State of Florida and duly authorized to transact business ("Grantor"), whose mailing address is 801 Madrid Street, Suite 203, Coral Gables, FL 33134, to **OSCAR TOVAR, A MARRIED MAN**, whose mailing address is 1615 S. CALIFORNIA AVE, CHICAGO, IL 60608 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Cook County, Illinois ("Property") which is more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises, public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; and, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

GRANTOR releases and waives all rights in said real estate that it may have under the homestead exemption laws of Illinois.

PERMANENT REAL ESTATE INDEX NUMBER(S): 16-23-419-006-0000
PROPERTY ADDRESS: 1915 SOUTH HOMAN AVENUE, CHICAGO, IL 60623

[SIGNATURES APPEAR ON FOLLOWING PAGE]

S
P
S
SC
INT

UNOFFICIAL COPY

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

GRANTOR:

SPECIAL ASSET SUPPORT SERVICES, INC.
A Florida Corporation

By: _____
Its: Vice president

STATE OF ILLINOIS
COUNTY OF COOK

I, Jason Garcia, a notary public in and for said jurisdiction aforesaid, do hereby certify that Raj Tovarain personally known to me to be SPECIAL ASSET SUPPORT SERVICES, INC. ("Grantor"), 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 as such President and Secretary, _____ signed and delivered the said instrument as _____ free and voluntary act, and as the free and voluntary act of the sole member and the company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of July, 2016.

My Commission expires July 30 2017


NOTARY PUBLIC

SEND SUBSEQUENT TAX BILLS AND DEED TO:

DSCAR TOVAR
1615 S. CALIFORNIA AVE
CHICAGO, IL 60608





JASON GARCIA
MY COMMISSION # FF 040885
EXPIRES: July 30, 2017
Bonded Thru Budget Notary Services

REAL ESTATE TRANSFER TAX		27-Jul-2016
	CHICAGO:	277.50
	CTA:	111.00
	TOTAL:	388.50 *

16-23-419-006-0000 | 20160701635988 | 1-331-118-912

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

REAL ESTATE TRANSFER TAX		27-Jul-2016
	COUNTY:	18.50
	ILLINOIS:	37.00
	TOTAL:	55.50

16-23-419-006-0000 | 20160701635988 | 1-436-286-656

UNOFFICIAL COPY

**EXHIBIT A
LEGAL DESCRIPTION**

LOT 43 IN BLOCK 12 IN DOUGLAS PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office
COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____