

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
Illinois Statutory
(Illinois Corporation to Individual)



Doc#: 1623516024 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/22/2016 11:41 AM Pg: 1 of 3

AFTER RECORDING MAIL TO:

Margaret Cas
7630 S. County Line #3A
Burr Ridge IL 60527

SEND SUBSEQUENT TAX BILLS TO:

Magdalena Szary
7541 Beloit Ave
Bridgeview IL 60455

Above Space for recorder's use only

THE GRANTOR: **FIRST PERSONAL BANK**, an Illinois Banking Corporation duly authorized to transact business in the State of Illinois, for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, and pursuant to authority given by an officer of said company, CONVEYS AND WARRANTS to:

MAGDALENA SZARY & EDWARD SZARY, as Joint Tenants
7410 S. Cork Ave., Justice, IL 60458

All interest in the following described real estate situated in the County of Cook, State of Illinois to wit:

See Exhibit A attached hereto.

THIS IS NOT A HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 18-25-409-009-0000

Commonly Known As: 7541 Beloit Ave., Bridgeview, IL 60455

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and building lines of record; party wall rights and agreements terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any; the plat filed with the aforesaid Declaration; limitations and conditions imposed by the Illinois Condominium Property Act; applicable zoning and building laws and ordinances; Grantee's mortgage; plats of dedication and plats of subdivision and covenants thereon; acts done or suffered by Grantee or anyone claiming thereunder; general real estate taxes for the year and subsequent years including taxes which may accrue by reason of new or additional improvements during the current year; and special taxes or assessments for improvements not yet completed.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its officer this 01st day of August, 2016

REAL ESTATE TRANSFER TAX

22-Aug-2016



COUNTY: 62.50
ILLINOIS: 125.00
TOTAL: 187.50

18-25-409-009-0000

| 20160701633456 | 1-928-416-064

First Personal Bank

By: George Cvack, Senior Vice President

BR

Cook 52-
1062
TT16-21994

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STATE OF ILLINOIS)
) SS.:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **George Cvack**, not personally but as senior vice president of **First Personal Bank**, being the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument on behalf of the Company as his free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 8th day of August, 2016

Joyce Andrews Bukovic
 Notary Public



This instrument was prepared by:
 Ashen/Faulkner
 217 N. Jefferson St., Suite 601
 Chicago, IL 60661
 (312) 655-0800

Property of Cook County Clerk's Office

 First American Title™	Title Insurance Commitment
	ISSUED BY First American Title Insurance Company
Schedule A (Continued)	COMMITMENT NUMBER TT16-21994

EXHIBIT A

LOT 9 IN BLOCK 2 IN BRIDGEVIEW MANOR SUBDIVISION, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

18-25-409-009

7541 BELOIT AVE, BRIDGEVIEW, IL 60455

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