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Doc#: 1625122026 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/07/2016 09:58 AM Pg: 1 of 3

Dec ID 20160801646322
ST/CO Stamp 1-058-665-280 ST Tax \$75.00 CO Tax \$37.50
City Stamp 1-827-924-800 City Tax: \$787.50

MAIL TO:
Garcia Law Office
Christina Garcia
PO Box 5011
Lansing, IL 60438

MAIL TAX BILLS TO:
Viamonte Realty LLC
P.O. Box 5140
Lansing, IL 60438

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60452

1615412

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That, United Trust Bank, a federally chartered savings bank, of 12330 South Harlem Avenue, Palce Heights, IL 60463 existing under and by virtue of the laws of the United States ("Grantor") does CONVEY, BARGAIN, and SELL to

Viamonte Realty LLC, of P.O. Box 5140, Lansing, IL 60438

a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Cook County, in the State of Illinois, to wit:

(See legal description attached hereto and made a part hereof).


SUBJECT TO: covenants, conditions, and restrictions of record, and to General Taxes not yet due and payable.



And the Grantor, for itself, and its successors, does covenant, promise, and agree to and with the Grantee, its 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 to claim the same, by, through, or under it, it **WILL WARRANT AND DEFEND**, subject to all matters set forth herein.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

Permanent Index Number (PIN): 26-31-403-019-0000

Address of Real Estate: 13451 South Brandon Avenue, Chicago, IL 60633

REAL ESTATE TRANSFER TAX		02-Sep-2016
	CHICAGO:	562.50
	CTA:	225.00
	TOTAL:	787.50 *
26-31-403-019-0000 20160801646322 1-827-924-800		

REAL ESTATE TRANSFER TAX		02-Sep-2016
	COUNTY:	37.50
	ILLINOIS:	75.00
	TOTAL:	112.50
26-31-403-019-0000 20160801646322 1-058-665-280		

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

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The undersigned persons executing this deed represent and certify on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a federally chartered savings bank in good standing under the laws of the United States and, where required, in the State where the subject real estate is situated; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 16 day of August, 20 16.

UNITED TRUST BANK

ATTEST: [Signature] (SEAL)
Kenneth L. Shapiro
Executive Vice-President

By: [Signature] (SEAL)
John P. Hyland, President

STATE OF ILLINOIS)

COUNTY OF COOK) SS:

Before me, a Notary Public in and for said County and State, personally appeared John P. Hyland, President and Kenneth L. Shapiro, Executive Vice-President, respectively, of United Trust Bank, who then acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 16 day of August, 20 16.

My Commission Expires April 20, 2020
Resident of Cook County

[Signature]
(Notary Public)

This instrument was prepared by
Griffin & Gallagher, LLC,
10001 S. Roberts Road
Palos Hills, IL 60465



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LEGAL DESCRIPTION:

LOT 28 IN BLOCK 1 IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF ALL OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTHEAST OF THE RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY ON AND ACROSS SAID WEST 1/2, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office