



AFTER RECORDING RETURN TO:

*Leonard Litwin  
205 W Randolph #1410  
Chicago IL 60606*

Doc#: 1626341081 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/19/2016 02:45 PM Pg: 1 of 3

PERMANENT INDEX NUMBER:

25-17-423-033-0000

PROPERTY ADDRESS:

11026 S. Halsted Street  
Chicago, Illinois 60627

**SPECIAL WARRANTY DEED**

August 26 2016

THIS INDENTURE is made as of ~~September 19, 2016~~ between SEAWAY BANK AND TRUST COMPANY, an Illinois banking association, having an address of 645 E. 87th Street, Chicago, Illinois 60619 (the "Grantor"), and ANTHONY G. MARTIN, having an address of 2155 W. 82nd Place, Chicago, Illinois 60620 (the "Grantee");

WITNESSETH, Grantor, for and in consideration of the sum of Ten Dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby CONVEY AND WARRANT unto the Grantee the following described real estate, together with any and all improvements located thereon and all rights, easements and appurtenances thereto in any way belonging (collectively, the "Property"), situated in the County of Cook, State of Illinois, and described on Exhibit A attached hereto.

**FIDELITY NATIONAL TITLE** 0816021530

Grantor hereby covenants, promises and agrees, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND

IN WITNESS WHEREOF, Grantor has signed this instrument the day and year first above written.

**BOX 15**

SEAWAY BANK AND TRUST COMPANY

By: Heide Capriano  
Its: Vice President, Capital Recovery


S Y  
P 3  
S N  
SC N  
INT AB

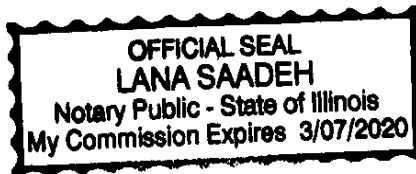
# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF COOK        )

The undersigned, LANA SAADEH, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that HEIDE CAPOSIENO, 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 severally acknowledged that he/she signed and delivered the said instrument as his/her and voluntary act, on behalf of SEAWAY BANK AND TRUST COMPANY, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1<sup>st</sup> day of September, 2016.

  
 \_\_\_\_\_  
 Notary Public



This instrument was prepared by: H. Jeffrey McCown, McCown Law Offices, 22837 S. Wirth, Frankfort, Illinois 60423

REAL ESTATE TRANSFER TAX	05-Sep-2016
CHICAGO:	375.00
STATE:	150.00
<b>TOTAL</b>	<b>525.00 *</b>

25-17-423-033-0000 | 20160801640597 | 0-372-251-456

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

REAL ESTATE TRANSFER TAX	05-Sep-2016
COUNTY:	25.00
ILLINOIS:	50.00
<b>TOTAL:</b>	<b>75.00</b>

25-17-423-033-0000 | 20160801640597 | 1-500-126-016

# UNOFFICIAL COPY

## Exhibit A

### Legal Description

THE NORTH 2 FEET OF LOT 12 (EXCEPT THAT PART OF SAID LOT TAKEN FOR STREET) AND LOT 13 (EXCEPT THE NORTH 9 FEET THEREOF) AND (EXCEPT THAT PART OF SAID LOT TAKEN FOR STREET) IN BLOCK 4 IN FIRST ADDITION TO SHELDON HEIGHTS NORTHWEST, A SUBDIVISION IN THE EAST OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER:

25-17-423-033-0000

PROPERTY ADDRESS:

11026 S. Halsted Street  
Chicago, Illinois 60628

Property of Cook County Clerk's Office