

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 6th day of September, 2016 between WHEELER FINANCIAL, INC., an Illinois corporation 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, party of the first part, and Jose Sanchez whose address is 4825 W. Ohio Street, Chicago, Illinois 60644, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby

acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 18 AND THE EAST 1/2 OF LOT 19 IN BLOCK 4 IN D.S. PLACE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, their 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, their 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 incumbered 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 unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 16-15-107-006-0000

Address of real estate: 4443 W. Monroe Street, Chicago, Illinois 60624

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Assistant Secretary, the day and year first above written.

FIRST AMERICAN TITLE
FILE # 278279

WHEELER FINANCIAL INC., an Illinois corporation,

By: Timothy E. Gray, President

Attest: David R. Gray Jr., Secretary

This instrument prepared by: The Law Offices of David R. Gray, Jr., Ltd., 120 North LaSalle Street, Suite 2850, Chicago, Illinois 60602



Doc# 1626710121 Fee \$40.00
RHSP Fee: \$9.00 PRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/23/2016 02:22 PM Pg: 1 of 2

S X
P 2
S N
SC X
NT OB

UNOFFICIAL COPY

MAIL TO:

Jose Sanchez
(Name)
4443 West Monroe
(Address)
Chicago, IL 60624
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Jose Sanchez
4443 West Monroe Street
(Name)
Chicago, IL 60624
(Address)

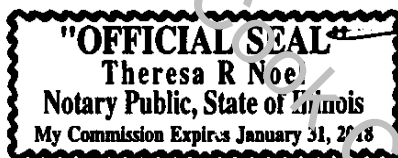
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Gray, personally known to me to be the President of WHEELER FINANCIAL, INC., an Illinois corporation, and David R. Gray, Jr., personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 6th day of September, 2016.



Theresa R. Noe
Notary Public

REAL ESTATE TRANSFER TAX 13-Sep-2016



CHICAGO: 206.25
CTA: 82.50
TOTAL: 288.75

16-15-107-006-0000 | 20160901654308 | 1-806-809-920

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

REAL ESTATE TRANSFER TAX 13-Sep-2016



COUNTY: 13.75
ILLINOIS: 27.50
TOTAL: 41.25

16-15-107-006-0000 | 20160901654308 | 1-960-885-056

Box _____

SPECIAL WARRANTY DEED
Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO: