

# UNOFFICIAL COPY

**Return To:**

Saul Alcauter  
6243 S. Whipple Stream  
Chicago, IL 60629

**This Instrument Prepared by**

Timothy P. McHugh, LTD.  
360 West Butterfield #300  
Elmhurst, IL 60126

**Mail Tax Statements To:**

Saul Alcauter  
6243 S. Whipple Stream  
Chicago, IL 60629

File #: N-USB-105383



Doc# 1627334079 Fee \$42.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 09/29/2016 03:36 PM Pg: 1 of 3

This space for recording information only

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 8 day of September, 2016, by and between U.S. BANK NATIONAL ASSOCIATION, of 4801 Frederica Street Owensboro, KY 42301, hereinafter called GRANTOR, grants to SAUL ALCAUTER, whose address is 6243 S. Whipple Stream, Chicago, IL 60629, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$53,100.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

### SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 19-13-327-014-0000

Commonly known as: 6243 S. Whipple Stream, Chicago, IL 60629

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

To have and to hold, the same in fee simple forever.

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And the Grantor hereby covenants with said GRANTEES that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

U.S. BANK NATIONAL ASSOCIATION

By *Joanne Travers*

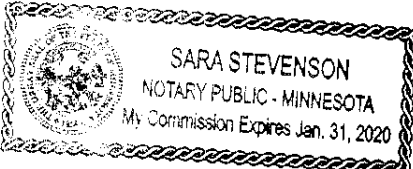
Name/Title: Joanne Travers/ REO Officer

STATE OF Minnesota


COUNTY OF Hennepin



The foregoing instrument was heretofore acknowledged before me this 8 day of September, 2016, by Joanne Travers its REO Officer, by U.S. BANK NATIONAL ASSOCIATION, who is personally known to me or who has produced N/A, as identification, and who signed this instrument willingly.

*Sara Stevenson*  
 Notary Public  
 My commission expires: 1/31/2020



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor, Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX		22-Sep-2016
	CHICAGO:	401.25
	CTA:	160.50
	<b>TOTAL:</b>	<b>561.75 *</b>
19-13-327-014-0000   20160901659072   0-233-383-744		

REAL ESTATE TRANSFER TAX		30-Sep-2016
	COUNTY:	26.75
	ILLINOIS:	53.50
	<b>TOTAL:</b>	<b>80.25</b>
19-13-327-014-0000   20160901659072   0-410-969-920		

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

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## EXHIBIT "A"

LOT 26 IN BLOCK 16 IN COBE AND MCKINNON'S 63<sup>RD</sup> ST AND KEDZIE A VENUE  
SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK  
COUNTY, ILLINOIS.

Property of Cook County Clerk's Office