

UNOFFICIAL COPY

Doc#: 1627418020 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/30/2016 10:12 AM Pg: 1 of 2

REAL ESTATE TRANSFER TAX

29-Sep-2016



COUNTY:	57.50
ILLINOIS:	115.00
TOTAL:	172.50

Dec ID 20160901663816
ST/CO Stamp 1-950-672-704 ST Tax \$115.00 CO Tax \$57.50

31-15-306-001-0000

| 20160901663816 | 1-950-672-704

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 23rd day of September, 2016, between Housemart.Biz. Inc., a corporation organized under the laws of the State of Indiana and duly authorized to transact business in the State of Illinois, of 2929 Jewett Avenue, Highland, Indiana 46322, and Olson Property Services, Inc., a corporation organized under the laws of the State of Indiana and duly authorized to transact business in the State of Illinois, of PO Box 10665, Merrillville, Indiana, 46411, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars 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 its 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 30 IN THE FINAL PLAT OF BUTTERFIELD PLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED JULY 29, 1988 AS DOCUMENT NO. LR 3727479, IN COOK COUNTY, ILLINOIS.

Together will 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, its 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, 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 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:

General real estate taxes for 2015 and subsequent years; special assessments confirmed after the date of the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

SFH-2016 CO-2472.0

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Permanent Real Estate Number(s): 31-15-306-001

Address(s) of Real Estate: 655 Academy Avenue, Matteson, Illinois 60443.

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 Authorized Agent Contract/Document Specialist, and attested by its _____, the day and year first above written.

Housemart.Biz, Inc., an Indiana Corporation:

By: Manuel Garcia Jr

Attest: _____

STATE OF Indiana)

COUNTY OF LAKE)

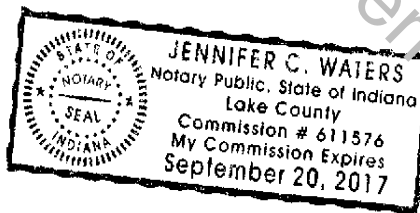
I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Manuel Garcia Jr personally known to me to be the Authorized Agent of Housemart.Biz, Inc., an Indiana Corporation, and _____, personally known to me to be the _____ of said corporation, and 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 that as such _____ and _____, 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 23rd day of September 2016.

Notary Public
Commission expires 9-20-17

This instrument was prepared by:

Megan Hopkins
Wheatland Title Building
105 West Veterans Parkway
Yorkville, Illinois 60560
630-723-3234



The Attorney preparing these documents does not make any representations as to Title or the validity of the signatories and has simply prepared the Deed. She has not represented either party in this transaction.

Mail to:

Send Subsequent Tax Bills to:

Indiana TITLE
325 N. Main St.
Crown Point IN
46307

Olson Property Services, Inc.
PO Box 10665
Merrillville, IN 46411