

UNOFFICIAL COPY



Doc# 1629404048 Fee \$40.00

SPECIAL WARRANTY DEED

RHSP FEE:\$9.00RPRF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/20/2016 03:19 PM PG: 1 OF 2

MAIL TO: PELLEGRINI & CRISTIANO
6817 NORTH AVE.
OAK PARK, IL 60302

NAME & ADDRESS OF TAXPAYER:

L. WAN
1036 S. GROVE AVE.
OAK PARK, IL 60304

FIRST AMERICAN TITLE
FILE # 1788529 (1 of 2)

THIS INDENTURE, made this 28 day of September, 2016, between Equity Trust Company, Custodian FBO Alexander Factor IRA, duly authorized to transact business in the State of ILLINOIS, party of the first part, and Lawrence Wan and Andrea M. Garcia, husband and wife, as tenants by the entirety, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does CONVEY and WARRANT 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 the State of ILLINOIS known and described as follows, to wit:

LOT 18 (EXCEPT THE NORTH 16-1/2 FEET THEREOF) LOT 19 (EXCEPT THE SOUTH 4 FEET THEREOF) IN BLOCK 6 IN KEARNEY'S OAK PARK SUBDIVISION BEING A RESUBDIVISION OF BLOCKS 5, 6, 7, AND 8 IN SHIPPEN'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOTS 1, 2, 3, AND 4 OF LOT 7 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF) OF THE SOUTHWEST QUARTER THEREOF, IN COOK COUNTY, ILLINOIS

SUBJECT TO GENERAL REAL ESTATE TAXES FOR YEAR 2016 AND SUBSEQUENT YEARS, AND ANY AND ALL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BUILDING SET BACK LINES, AND ANY OTHER MATTERS OF RECORD.

TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns, forever.


Permanent Index Number(s) 16-18-315-012-0000

Address of Property: 1036 S. Grove Ave., Oak Park, IL 60304

S Y
P 12
S N
SC Y
INT 10

Real Estate Transfer Tax

\$5,200.00



www.oak-park.us

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Equity Trust Company has caused its corporate seal to be affixed and caused its name to be signed to these presents by its _____ President, and attested by its Assistant Secretary, the day and year above written.

Equity Trust Company Custodian FBO
Alexander Factor **IRA**

**PLACE CORPORATE
N.A
SEAL HERE**

BY: [Signature] **President**

BY: [Signature] **RACHEL CAIN**
Assistant Secretary **Corporate Alternate Signer**

STATE OF Ohio)
) SS
COUNTY OF Cuyahoga

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Hope Gonzales, PERSONALLY KNOWN TO ME TO BE THE Corp Alt Signer ~~PRESIDENT~~ AND Rachel Cain PERSONALLY KNOWN TO ME TO BE THE Corp Alt Signer ~~SECRETARY~~ OF SAID CORPORATION, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH Corp Alt Signer ~~PRESIDENT AND ASSISTANT SECRETARY~~, THEY SIGNED AND DELIVERED 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 OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 28 DAY OF September, 2016.

[Signature]
NOTARY PUBLIC

This instrument prepared by:

Ivan Vasic, P.C.
1011 Lake St., Suite 309
Oak Park, IL 60301



MONICA KETCHAM
Notary Public, State of Ohio
My Commission Expires
December 25, 2019

REAL ESTATE TRANSFER TAX		10-Oct-2016
COUNTY:	325.00	
ILLINOIS:	650.00	
TOTAL:	975.00	