UNOFFICIAL COPY

Return To:

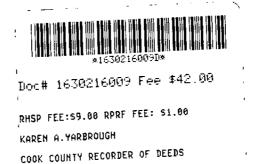
This Instrument Prepared by

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

Mail Tax Statements To:

Vishal Vaid Sonal Sharma 4823 W. Huteningon Street Chicago, IL 60641

File #: N-USB-102784



DATE: 10/28/2016 10:30 AM PG: 1 OF 3

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this <u>28</u> day of <u>September</u> . 2016, by and between U.S. BANK NATIONAL ASSOCIATION, of 4801 Frederica Street, Owensboro, KY 42301, hereinafter called GRANTOR, grants to Vishal Vaid and Sonal Sharma, whose address is 4823 W. Hutchinson Street, Chicago, 1L 60641, 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 \$38,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells arguins, 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: 25-20-311-030-0000

Commonly known as: 11628 S. Ada Street, Chicago, IL 60643

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 anywise appertaining.

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

REAL ESTATE TRANSFER TAX			28-Oct-2016
		COUNTY:	19.00
	(SE)	ILLINOIS:	38.00
		TOTAL:	57.00
25-20-311-030-0000		20161001667797 1-765-924-672	

REAL ESTATE TRANS	28-Oct-2016	
5983	CHICAGO:	285.00
Control A	CTA:	114.00
	TOTAL:	399.00 *
25-20-311-030-0000	20161001667797	1-925-701-440

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

1630216009 Page: 2 of 3

UNOFFICIAL COPY

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 Opine Wavels
Name/Title: <u>Joanne Travers/ REO Officer</u>
STATE OF Minnesota)
COUNTY OF Hennepin Ox
The Committee of the Section berger of the Section berger
The foregoing instrument was bereby acknowledged before me this 28 day of September.
2016, by Joanne Travers its 250 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.
Walling Malling
SARA STEVENSON Novary Public
HOTARY PUBLIC - MINNESOTA My commission expires: 1/21/2000
My Commission Expires Jan. 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 Gran or/G antee and/or their agents; no boundary survey was made at the time of this conveyance.

1630216009 Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

LOT 31 IN BLOCK 12 IN FREDERICK H. BARTLETTS GREATER CALUMET SUBDIVISION OF CHICAGO, BEING A PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS.

A, EA, TATE G.

PROPORTING OF COOK COUNTY CLORA'S OFFICE