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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. Hutchinson Street
Chicago, IL 60641

File #: N-USB-102784


1630216009D

Doc# 1630216009 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
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 28 day of September, 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, IL 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 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: 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
	ILLINOIS:	38.00
	TOTAL:	57.00

25-20-311-030-0000 | 20161001667797 | 1-765-924-672

REAL ESTATE TRANSFER TAX		28-Oct-2016
	CHICAGO:	285.00
	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.

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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 hereby acknowledged before me this 28 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/Gantee and /or their agents; no boundary survey was made at the time of this conveyance.

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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.

Property of Cook County Clerk's Office