

# UNOFFICIAL COPY



\*16305450220\*

Doc# 1630545022 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2016 09:17 AM PG: 1 OF 4

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18<sup>th</sup> day of July, 2016, between Phoenix Bond & Indemnity Company, a corporation created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Andres Macias and Silvia Macias, husband and wife, as Joint Tenants with right of survivorship, of Cicero, Illinois, party of the second part.

(GRANTEE'S ADDRESS) 2106 South Cicero Ave., Cicero, Illinois 60804

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, 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:

Legal description attached hereto as Exhibit A and made a part hereof.

SUBJECT TO: (1) 2011- 2<sup>nd</sup> installment Annual General real estate taxes and subsequent years and all special assessments and special taxes, if any, whether heretofore or hereafter levied; (2) The rights of all persons claiming by, through or under the Purchaser; (3) Easements of record and party walls and party wall agreements, if any; (4) Building, building line and use or occupancy restrictions, conditions and covenants of record, building and zoning laws and ordinances; (5) Roads, highways, streets and alleys, if any.

Together with 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.

T O W N O F C I C E R O		Town of Cicero	
		Address: 2121 23 S CICERO AVE Date: 08/18/2016 Stamp #: 2016-2990 By: neville	Real Estate Transfer Tax \$600.00 Payment Type: Credit Compliance #: 2016-10972KCC

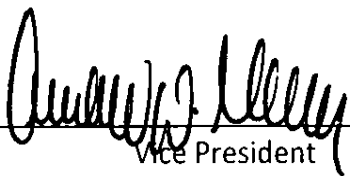
BM

# UNOFFICIAL COPY

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 encumbered 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.

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 Vice President the day and year first above written.

Phoenix Bond & Indemnity Company



By   
Vice President

THIS INSTRUMENT WAS PREPARED BY:

Andrew W. Marks  
161 North Clark Street  
Suite 3040  
Chicago, Illinois 60601

MAIL TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REAL ESTATE TRANSFER TAX		31-Oct-2016
	COUNTY:	30.00
	ILLINOIS:	60.00
	TOTAL:	90.00
16-22-308-005-0000   20161001675851   0-950-689-600		

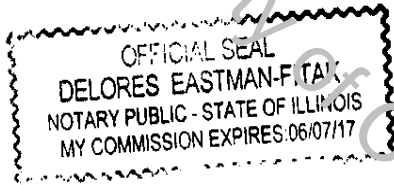
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, Delores Eastman Fitak, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew W. Marks, personally known to me to be the Vice President of Phoenix Bond & Indemnity Company, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President he signed and delivered the said instrument as his 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 18<sup>th</sup> day of July, 2016.



Notary Public *Delores Eastman-Fitak*

Commission Expires:

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A - LEGAL DESCRIPTION

### LEGAL DESCRIPTION:

LOTS 35 AND 36 IN BLOCK 2 OF FRANK NOVAK'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 2121-2123 SOUTH CICERO AVE.  
CICERO, ILLINOIS 60804

P.I.N.: 16-22-308-005-0000 AND 16-22-308-006-0000

Property of Cook County Clerk's Office