

# UNOFFICIAL COPY



**After Recording Return to:**

James E. Hussey  
2122 North Lakewood Avenue  
Chicago, IL 60614

Doc# 1631515163 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/10/2016 03:24 PM PG: 1 OF 2

**Send Subsequent Tax Bills to:**

Manuel Rangel, Jr.  
447 N. Addison Avenue  
Elmhurst, IL 60126

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made as of this 31<sup>st</sup> day of October, 2016, between **R.F.M. Properties, Inc.**, a Texas corporation and duly authorized to do business in the State of Illinois ("Grantor") whose address is ("Grantee") **Manuel Rangel, Jr.**, whose address is 447 N. Addison Avenue, Elmhurst, IL 60126.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and his successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

LOT 29 IN BLOCK 3 IN TAYLOR'S SUBDIVISION OF BLOCK 1 IN THE ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** General real estate taxes not yet due and payable at the time of the closing, ~~are~~ done by Grantee.

Grantor, for itself and its successors, and assigns, does covenant, promise and agree to and with Grantee, I his heirs, successors and assigns, that Grantor 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, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by, through, or under it, subject to all liens and encumbrances that Grantee is obligated to discharge, and not otherwise.

**PERMANENT REAL ESTATE INDEX NUMBER:** 17-08-105-044-0000

**ADDRESS OF PROPERTY:** 1312 West Huron Street, Chicago, IL 60642

AP16135  
172



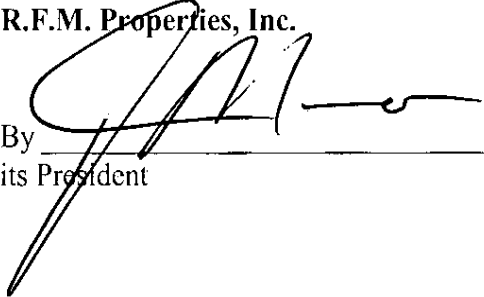
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**Near North National Title**  
222 N. LaSalle  
Chicago, IL 60601

# UNOFFICIAL COPY

In witness whereof, GRANTOR has caused its corporate seal to be hereto affixed and has caused its name to be signed to this instrument by its President, this 31<sup>st</sup> day of October, 2016.

R.F.M. Properties, Inc.

By   
its President

State of ~~Illinois~~ <sup>Texas</sup> )  
County of ~~Cook~~ <sup>Harris</sup> )


I, the undersigned, a Notary Public in the county and state aforesaid, DO HEREBY CERTIFY that **Maximino Hurtado**, personally known to me to be the President of **R.F.M. Properties, Inc.**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person this day and acknowledged that he signed, sealed and delivered the instrument, pursuant to the authority given by the board of the corporation, as his free and voluntary act as president, for the uses and purposes therein set forth.

Given under my hand and official seal this 31<sup>st</sup> day of October, 2016.

My Commission expires Oct. 28, 2017



  
NOTARY PUBLIC  
JULIE MISASI  
My Commission Expires  
October 28, 2017

This instrument was prepared by James E. Hussey, 2122 North Lakewood Avenue, Chicago, IL 60614

REAL ESTATE TRANSFER TAX		10-Nov-2016
	CHICAGO:	1,575.00
	CTA:	630.00
	<b>TOTAL:</b>	<b>2,205.00 *</b>

17-08-105-044-0000 | 20161101677961 | 1-572-224-832

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

REAL ESTATE TRANSFER TAX		10-Nov-2016
	COUNTY:	105.00
	ILLINOIS:	210.00
	<b>TOTAL:</b>	<b>315.00</b>

17-08-105-044-0000 | 20161101677961 | 1-038-434-496