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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2016 10:52 AM PG: 1 OF 2

SPECIAL WARRANTY DEED Statutory (Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty With respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, COMPASS BANK, a banking corporation created and existing under and by virtue of the laws of Alabama and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to:

SERGIO JIMENEZ, a *single man*
6531 South Campbell Avenue
Chicago, Illinois 60629

Above Space for Recorder's Use Only

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 21 IN BLOCK 8 IN COVE AND MCKINNON'S 63rd STREET AND CALIFORNIA AVENUE SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-13-411-020 -0000

Address of Premises: 6059 South Talman Avenue, Chicago, Illinois 60629

THIS PROPERTY IS SOLD IN AN "AS IS" CONDITION.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

S *N*
P *2*
S
SC
INT

REAL ESTATE TRANSFER TAX		29-Nov-2016
	CHICAGO:	412.50
	CTA:	165.00
	TOTAL:	577.50 *

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

REAL ESTATE TRANSFER TAX		29-Nov-2016
	COUNTY:	27.50
	ILLINOIS:	55.00
	TOTAL:	82.50

19-13-411-020-0000

20161101686302 | 0-778-375-360

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COMPASS BANK, an Alabama banking corporation, for itself and its successors, does hereby covenant, promise and agree, to and with SERGIO JIMENEZ and his assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any matter 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, subject to: NOT SUBJECT TO ANY EXCEPTIONS.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Vice President _____ this 18th day of November, 2016.

COMPASS BANK, an Alabama banking corporation

By: *Jim Shamp*

As: Jim Shamp, Vice President

State of Texas, County of Dallas ss.

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jim Shamp, the Vice President of the 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 officer, he/she signed and delivered the said instrument pursuant to the authority given by the Board of Directors of said corporation, as his/her 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 18th day of November, 2016.
Commission expires March 6 20 16. *Melody Massey*
NOTARY PUBLIC

This instrument was prepared by: LAW OFFICES OF NEAL M. GOLDBERG
20 North Clark Street
Suite 800
Chicago, Illinois 60602

MAIL TO:
SERGIO JIMENEZ
6531 South Campbell Avenue
Chicago, Illinois 60629

SEND SUBSEQUENT TAX BILLS TO:
SERGIO JIMENEZ
6531 South Campbell Avenue
Chicago, Illinois 60629