

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (LLC to Individual) (Illinois)

Doc#: 1634108053 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/06/2016 12:49 PM Pg: 1 of 2

Dec ID 20161101684385  
ST/CO Stamp 1-670-213-824 ST Tax \$37.00 CO Tax \$18.50  
City Stamp 1-690-661-056 City Tax: \$388.50

THIS AGREEMENT, made this 8 day of November, 2016, between KILGORE REO, LLC, a LLC created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and ESTHELA HUERTA, 4812 S. SEELEY, CHICAGO, IL 60609 as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), and to her 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:

LOT 7 IN BLOCK 1 IN B.F. JACOB'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 627 FEET THEREOF) IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 GRANTOR, 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 GRANTEE(S), her heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), her 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.

Permanent Real Estate Numbers: 20-30-203-007-0000

Address of the Real Estate: 1811 W. 71ST ST., CHICAGO, IL 60636

Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

REAL ESTATE TRANSFER TAX		29-Nov-2016
COUNTY:		18.50
ILLINOIS:		37.00
TOTAL:		55.50
20-30-203-007-0000   20161101684385   1-670-213-824		

REAL ESTATE TRANSFER TAX		29-Nov-2016
CHICAGO:		277.50
CTA:		111.00
TOTAL:		388.50
20-30-203-007-0000   20161101684385   1-690-661-056		

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

1871  
FREEDLY  
NATIONAL # CH160 28758

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Assistant Vice President, and, if applicable, to be attested by its Senior Vice President, the day and year first above written.

KILGORE REO, LLC

By Brittany Liss

Attest: [Signature]

STATE OF MARYLAND )  
 ) ss.  
COUNTY OF BALTIMORE )

I, Casey Cassell, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Brittany Liss personally known to me to be the Assistant Vice President of KILGORE REO, LLC, a DE LLC, and Stephen Rieger, personally known to me to be the Senior Vice President of said LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Brittany Liss and Stephen Rieger, they signed and delivered the said instrument, pursuant to authority, given by the members of said LLC as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of November, 2016.

CASEY CASSELL  
NOTARY PUBLIC  
BALTIMORE CITY  
MARYLAND  
MY COMMISSION EXPIRES JULY 22, 2017

Casey Cassell  
Notary Public

Commission Expires 7/22/17

MAIL TO:

ARMANDO ALMAZAN  
3743 W 26th ST  
CHICAGO IL 60623

SEND SUBSEQUENT TAX BILLS TO:

ESTHERA HUERTA  
1811 W 71ST ST  
CHICAGO IL 60623

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.