

# UNOFFICIAL COPY

**GIT**

400264011

Doc#: 1635647002 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/21/2016 08:54 AM Pg: 1 of 2

Dec ID 20161101685911

ST/CO Stamp 1-566-841-024 ST Tax \$23.50 CO Tax \$11.75

**SPECIAL**  
**WARRANTY DEED**

THIS INDENTURE WITNESSETH, that the Grantor, BMO HARRIS BANK, N.A. (the "Grantor") whose mailing address is 111 W. Monroe Street, Chicago, IL 60603, duly authorized to transact business in the State where the following described real estate is located, for and in consideration of the sum of One Dollars (\$1.00), and other good and valuable consideration, receipt of which is hereby duly acknowledged, and pursuant to authority given by the Board of Directors of said corporation, TRANSFERS, SELLS AND CONVEYS to EZZY INVESTMENTS LLC, an Illinois limited liability company with a principal office located at 697 Executive Drive, Willowbrook, IL 60527

the following described real estate, to-wit:

**PARCEL 1:**

LOT 37 (EXCEPT THE EAST 50.00 FEET TO THE SOUTH 2.00 FEET THEREOF) AND THE WEST 75.00 FEET OF THE NORTH 3.00 FEET OF LOT 36 IN BLOCK 20 IN KEENEY'S FIRST ADDITION TO COLUMBIA HEIGHTS, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 38 IN RESUBDIVISION OF BLOCK 20 IN KEENEY'S FIRST ADDITION TO COLUMBIA HEIGHTS, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COMMON ADDRESS:** 3323 Halsted Street  
Steger, Illinois 60475  
**TAX NO.:** 32-32-427-044, VOL 020 (Affects Parcel 1)  
32-32-427-011, VOL 020 (Affects Parcel 2)

**SUBJECT TO:** 1. Real estate taxes for the year 2016 and subsequent years.  
2. All easements, covenants and restrictions of record.

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Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or 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 Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and successors, 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, except as herein recited; and that Grantor WILL WARRANT AND DEFEND title to the Premises, against all persons lawfully claiming, or who may claim the same, by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents on this   1   day of December, 2016.

BMO HARRIS BANK, N.A., Grantor

BY: Bayview Loan Servicing, LLC, its Loan Servicer

BY: 

Its:         Sonia Asencio          
 Assistant Vice President

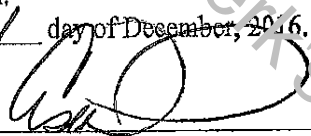
STATE OF Florida )  
   ) SS.  
 COUNTY OF Miami-Dade )

I, the undersigned a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Lina Ben the AVP, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that in such capacity as \_\_\_\_\_, as such he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this   1   day of December, 2016.

Commission Expires



  
 Notary Public

**FUTURE TAXES TO AND RETURN TO:**

Ezzy Investments LLC  
 697 Executive Dr.  
 Willowbrook, IL 60527

**PREPARED BY:**

Matthew M. Hevrin  
 HINSHAW & CULBERTSON LLP  
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 Rockford, IL 61105-1389  
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[mhevrin@hinshawlaw.com](mailto:mhevrin@hinshawlaw.com)

REAL ESTATE TRANSFER TAX 15-Dec-2016



COUNTY:	11.75
ILLINOIS:	23.50
TOTAL:	35.25