

UNOFFICIAL COPY

Doc#: 1636518006 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/30/2016 09:38 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Statutory (Illinois) 01/16-47492 1/2 MS
(Corporation to Individual)
MAIL TO: Marvelle C Payne
1712 N. Meade Ave.
Chicago, IL 60639

Dec ID 20161201693615
ST/CO Stamp 0-654-050-496 ST Tax \$265.00 CO Tax \$132.50
City Stamp 1-082-655-936 City Tax: \$2,782.50

NAME & ADDRESS OF TAXPAYER:
Marvelle C. Payne
1712 N. Meade Ave.
Chicago, IL 60639

THIS INDENTURE, made this 21st day of December, 2016, between **S&S REAL ESTATE CONSTRUCTION LTD.**, an Illinois corporation and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **MARVELLE C. PAYNE**, of 5916 W. Westend Avenue, City of Chicago, County of Cook, State of Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Officers and Board of Directors, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and the state of ILLINOIS known and described as follows, to wit:

Lot 16 in Block 3 in Mills and Sons Resubdivision of Sundry Lots in Blocks 2, 3, 10, and 11 in Gale and Welch's Resubdivision of Part of A. Gale's Subdivision of the South East 1/4 of Section 31, and the South West 1/4 of Section 32, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO ANY AND ALL CONVENANTS, CONDITIONS, EASEMENTS RESTRICTIONS AND ANY OTHER MATTERS OF RECORD AND GENERAL REAL ESTATE TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in any way appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or equity, of, in and to the above described premises, with the hereditament and appurtenances: **TO HAVE AND HOLD** the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns, forever.

Permanent Index Number(s) PIN # 13-32-312-036-0000
Address of Property: 1712 North Meade Avenue, Chicago, IL 60639

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

IN WITNESS WHEREOF, said party of the first part caused its name to be signed to these presents by its President, the day and year above written.

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S&S REAL ESTATE CONSTRUCTION LTD.

BY: Stephanie Faron *President*
STEPHANIE FARON, PRESIDENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT **STEPHANIE FARON**, PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH AS SHE SIGNED AND DELIVERED SAID INSTRUMENT, PURSUANT TO AUTHORITY, AS HER FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 26th DAY OF DECEMBER, 2016



[Signature]
NOTARY PUBLIC

This instrument prepared by:
Sharon A. Zogas & Associates, Ltd.
10020 S. Western Ave.
Chicago, IL 60643

REAL ESTATE TRANSFER TAX		28-Dec-2016
	COUNTY:	132.50
	ILLINOIS:	265.00
	TOTAL:	397.50
13-32-312-036-0000		20161201693615 1-854-050-496

REAL ESTATE TRANSFER TAX		28-Dec-2016
	CHICAGO:	1,987.50
	CTA:	795.00
	TOTAL:	2,782.50 *
13-32-312-036-0000		20161201693615 1-862-655-936
* Total does not include any applicable penalty or interest due.		