

# UNOFFICIAL COPY

01146-46409 1451  
KJM

## SPECIAL WARRANTY DEED

Doc#: 1704715134 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/16/2017 11:58 AM Pg: 1 of 3

Dec ID 20161201689146  
ST/CO Stamp 0-653-746-880 ST Tax \$22.50 CO Tax \$11.25

**THIS AGREEMENT**, made  
between Grantor, II Red  
Trading Inc., an Illinois  
Corporation, party of the first  
part, and Grantee, Dion  
Totten, 14122 S. Wabash  
Ave., Riverdale, IL 60827,  
party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no Dollars (\$10.00) in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, all the following described real estate, situated in Cook County, Illinois, known and described as follows:

Unit 3-20, in Forest Glen Condominiums, as delineated on Plat of survey of part of the Southwest 1/4 of Section 36, Township 36 North, Range 14, East of the Third Principal Meridian, attached as Exhibit "B" to Declaration of Condominium ownership made by South Holland Trust and Savings Bank, as Trustee, under Trust Agreement dated April 9, 1986 and known as Trust No. 8028, and recorded January 23, 1990 as Document 90-036197, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as: 18555 Hickory Ct., Unit <sup>320</sup>20, Lansing, IL 60438  
Permanent Index Number: 29-36-410-003-1078



Together with all the hereditaments and appurtenances thereto, 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 party of the first part, either in law or equity, of, in and to the above described premises, **TO HAVE AND TO HOLD** the premises as above described.

And the party of the first part, for itself and its successors, officers and agents, does covenant, promise and agree, to and with the party of the second part, 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, except as herein recited, Subject To: taxes for 2016 and future years; covenants, easements, conditions and restrictions of record, rights of all occupants and tenants of the premises; any lien or interest not extinguished by the issuance and recording of the Tax Deed recorded as Document 1626334031; and any interest in the premises granted by the party of the second part or created by her acts or omissions.

STEWART TITLE  
800 E. Diehl Road  
Suite 180  
Naperville, IL 60563

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the party of the first part has signed this Special Warranty Deed this 10<sup>th</sup> day of February, 2017.

REAL ESTATE TRANSFER TAX		15-Feb-2017	
	COUNTY:	11.25	
	ILLINOIS:	22.50	
	TOTAL:	33.75	
29-36-410-003-1078		20161201689146   0-853-746-880	

Grantor: II Red Trading Inc.

  
By Greg R. Bingham, President

State of Illinois  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Greg R. Bingham, as President of II Red Trading Inc., 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10<sup>th</sup> day of February, 2017.

  
Notary Public

This instrument was prepared by:  
II Red Trading Inc.  
336 E. North Ave. #200  
Northlake, IL 60164



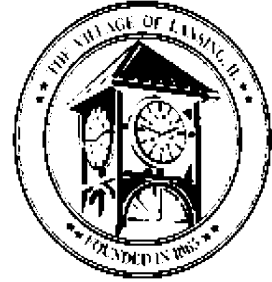
SEND SUBSEQUENT TAX BILLS TO:

DION TOTTEN  
18555 Hickory Ct, UNIT 3-20  
Lansing, IL 60438

After Recording, MAIL Deed to:  
Sherrill Williams  
53 W. Jackson Suite 640  
Chicago, IL 60604

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **II Red Trading, Inc.**  
Mailing Address: **536 E North Avenue #200**  
**Northlake, IL 60164**  
Telephone No.: **708-223-0387**

Attorney or Agent: **Annie Kam**  
Telephone No.: **708-223-0387**

Property Address **18555 Hickory Court, unit 3-20**  
**Lansing, IL 60438**

Property Index Number (PIN): **29-36-410-003-1078**

Water Account Number: **N/A**

Date of Issuance: **February 10, 2017**

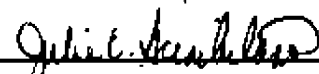
State of Illinois)  
County of Cook)

VILLAGE OF LANSING

This instrument was acknowledged before  
me on February 10, 2017 by  
Julie C Sciackitano.

By:   
Village Treasurer or Designee





(Signature of Notary Public)(SEAL)

CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.