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FIDELITY NATIONAL TITLE 0017002103

VILLAGE OF STREAMWOOD REAL ESTATE TRANSFER TAX
0426.75 \$ <u>252.00</u>



Doc# 1705346020 Fee \$48.25

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/22/2017 10:25 AM PG: 1 OF 5

This Document Prepared By:

Segel Law Group, Inc.
1827 Walden Office Square
Suite 450
Schaumburg IL 60173

After Recording Return To:

Jose J. Manjarrez
428 Hillside Ct.
Streamwood, IL 60107

SPECIAL WARRANTY DEED

THIS INDENTURE made this 2nd day of February, 2017, between **HOMESALES, INC.**, hereinafter ("Grantor"), and **JOSE J. MANJARREZ** whose mailing address is **1184 Hunters Ridge East, Hoffman Estates, IL 60192**, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, 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, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of **COOK** and State of Illinois and more particularly described on Exhibit A and known as **428 Hillside Ct., Streamwood, IL 60107**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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; 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 all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

DB1/67125961.5

REAL ESTATE TRANSFER TAX

16-Feb-2017



COUNTY:	42.00
ILLINOIS:	84.00
TOTAL:	126.00

06-23-210-024-0000

20170201609867 | 1-559-151-296

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This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Property of Cook County Clerk's Office



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Executed by the undersigned on Feb. 2, 2017:

GRANTOR: **Homesales, Inc.**

By: Kathy J. Carns _____ 2-2-17
Name: Kathy J. Carns
Title: Vice President

STATE OF Ohio)
) SS
COUNTY OF Franklin)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathy J. Carns, personally known to me to be the Vice President of **Homesales, Inc.**, and 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 Vice President [~~HE~~] [~~SHE~~] signed and delivered the instrument as [~~HIS~~] [~~HER~~] free and voluntary act, and as the free and voluntary act and deed of said Vice President, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of February, 2017

Commission expires 11-16, 2021
Notary Public Jeffrey Zahorujko
Jeffrey Zahorujko



SEND SUBSEQUENT TAX BILLS TO:

Jose J. Manjarrez; 428 Hillside Ct., Streamwood, IL 60107

[Handwritten initials]

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Exhibit A
Legal Description

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK,
STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:**

**LOT 1133 IN WOODLAND HEIGHTS UNIT THREE, BEING A SUBDIVISION IN
SECTION 23, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF
THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 14, 1960, AS
DOCUMENT NO. 1931799.**

Permanent Real Estate Index Number: **06-23-210-024-0000**



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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.