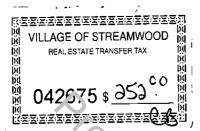
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FIDELITY NATIONAL TITLE 017002103



This Document Prepared By:

Segel Law Group, 10%.	_
1827 Walden Office Square	_
Suite 450	-
Schaumburg IL 60173	\

After Recording Return To:

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



Doc# 1705346020 Fee \$48.25

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF BEEDS

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

SPECIAL WARRANTY DEED

THIS INDENTURE made this and day of <u>February</u>, 2017 between HOMESALES, INC., hereinafter ("Grantor"), and JOSE J. MANJARREZ whose marking 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 (\$1000), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CCNVEY, 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.

DBI/67125961.5

REAL ESTATE	TRANSFER	AX 16-Feb-2017	
(GEO)		COUNTY:	42.00
		ILLINOIS:	84.00
		TOTAL:	126.00
06-23-210	-024-0000	20170201609867	1-559-151-296



1705346020 Page: 2 of 5

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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 Clark's Office



UNOFFICIAL COPY

Executed by the undersigned on $feb. 2$, 2017:
GRANTOR: Homesales, Inc.
By: <u>Mather</u> Jacob Name: Hating J. Carns Title: Vice President
STATE OF
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that hat hathy J. LavnS, personally known to me to be the
to the foregoing instrument, appeared before me this day in person and acknowledged that as such <u>Vice President</u> [HE] [HE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said <u>Vice President</u> , for the uses and purposes therein set forth.
Given under my hand and official scal, this 2 th day of February 2017
Commission expires 11-16, 2021 Notary Public Add To the

SEND SUBSEQUENT TAX BILLS TO:

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

Jeffrey Zahorujko



1705346020 Page: 4 of 5

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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



1705346020 Page: 5 of 5

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Exhibit B

Permitted Encumbrances

- The lien of taxes and assessments for the current year and subsequent years; 1.
- 2. Matters that would be shown by an accurate survey and inspection of the property;
- All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other 3. matters of record, to the extent valid, subsisting and enforceable;
- Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of 4. 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;
- Rights of parties in possession (if any); and 6.
- 7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

The property of the contract o

