



1706010105D

SPECIAL WARRANTY DEED

Doc# 1706010105 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2017 12:39 PM PG: 1 OF 5

The Grantor, **Ion Home Solutions, Inc.**, a Corporation created and existing under and by virtue of the laws of the State of Utah and duly authorized to transact business in the State of Illinois, for and in consideration of TEN and NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to **Lauren C. Roso** and **Sean K. Raven**, a couple or individual of husband and wife

Chicago Title 175T 00402EL/crcy Submerged 3064/ho af

(Strike Inapplicable):

- Individually
- As Tenants in Common
- Not as Tenants in Common, but as Joint Tenants with the Right of Survivorship
- Not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety

the following described real estate situated in Elmhurst, Cook County, Illinois, to wit:

LEGAL DESCRIPTION: LOT 35 AND THE NORTH 12 1/2 FEET OF LOT 34 IN BLOCK 3 IN HIGHLAND ADDITION TO LONGWOOD, BEING A RESUBDIVISION OF CALUMET HIGHLANDS, A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-07-101-034-0000

COMMONLY KNOWN AS: 9542 South Oakley Avenue, Chicago, IL 60643.

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 the following:

Handwritten notations: S, P, S, S, INT, with a large Y and 5 written vertically.

UNOFFICIAL COPY

SUBJECT TO: General real estate taxes and special assessments not yet due and payable at the time of closing; covenants, conditions, and restrictions of record, if any; party walls, rights and obligations, if any; building lines and easements, zoning laws and ordinances, if any; and condominium laws of Illinois, declaration and bylaws, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Grantor.

Dated: 21 Day of February, 2017.

Signed: Joy Williams
Printed: **Joy Williams, on behalf of Ion Home Solutions, Inc. as its Vice President**

State of CA
County of Orange } ss

I, the undersigned, a Notary Public do hereby certify that **Joy Williams, on behalf of Ion Home Solutions, Inc. as its Vice President** personally known to me to be the member(s) of said Corporation, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such member(s), he/she/they signed, and delivered the said instrument, pursuant to authority given by the Bylaws as his/her/their free and voluntary act, and deed of the Corporation, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.



Given under my hand and official seal, this _____ day of _____ 2017.


**SEE ATTACHED
NOTARIAL CERTIFICATE**
NOTARY PUBLIC

**SEE ATTACHED
NOTARIAL CERTIFICATE**

(County/Illinois Revenue Stamp (If Required))

(Municipal Transfer Stamp (If Required))

REAL ESTATE TRANSFER TAX		24-Feb-2017	
	COUNTY:		187.50
	ILLINOIS:		375.00
	TOTAL:		562.50
25-07-101-034-0000 20170201614537 1-407-873-728			

REAL ESTATE TRANSFER TAX		24-Feb-2017	
	CHICAGO:		2,812.50
	CTA:		1,125.00
	TOTAL:		3,937.50 *
25-07-101-034-0000 20170201614537 0-334-131-904			

* Total does not include any applicable penalty or interest due.

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

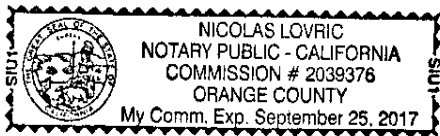
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of ORANGE)
 On FEB 24 2017 before me, NICOLAS LOVRIC, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
 personally appeared JOY WILLIAMS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

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Send subsequent tax bills to:
 Name: LAUREN ROSSO & SEAN RAVEN
 Street: 9542 S Oakley Ave
 City, State, Zip: Chicago, IL 60643

Return recorded deed to:
 Name: Attorney Arthur T. Pente
 Street: 900 W. Jackson Blvd #5W
 City, State, Zip: Chgo IL 60607-7011

Document prepared by:

Paul J. Haske | Haske & Haske, P.C. | 164 Division Street, Suite 712 | Elgin, Illinois 60120

Property of Cook County Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 17ST00402EL

For APN/Parcel ID(s): 25-07-101-034-0000

Lot 35 and the North 12 1/2 feet of Lot 34 in Block 3 in Highland Addition to Longwood, being a Resubdivision of Calumet Highlands, a Subdivision of the North West 1/4 of the North West 1/4 of Section 7, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office