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Doc#: 1706847085 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2017 12:55 PM Pg: 1 of 4

Dec ID 20170201618373
ST/CO Stamp 0-883-378-880 ST Tax \$141.00 CO Tax \$70.50
City Stamp 1-420-249-792 City Tax: \$1,480.50

This Document Prepared By:

The Law Office of Beth Mann,
15127 S. 73 rd Ave.
Suite F
Orland Park, IL 60462

After Recording Return To:

New Beginnings Builders, Inc
3601 W. 159 th St.
Markham IL 60401

SPECIAL WARRANTY DEED

THIS INDENTURE made this ____ day of _____, 20____, between HOYNE SAVINGS BANK, hereinafter ("Grantor"), and New Beginnings Builders, Inc, whose mailing address is 3601 W. 159th St., Markham IL 60401, 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 10828 S AVE E, CHICAGO, IL 60617.

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.

DB1/67123961.5

FIDELITY NATIONAL TITLE

OCBM 3285587

1031

REAL ESTATE TRANSFER TAX	02-Mar-2017
CHICAGO:	1,057.50
CTA:	423.00
TOTAL:	1,480.50

28-17-218-044-0000 | 20170201618373 | 1-420-249-792

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

REAL ESTATE TRANSFER TAX	02-Mar-2017
COUNTY:	70.50
ILLINOIS:	141.00
TOTAL:	211.50

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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.

Executed by the undersigned on February 17, 2017:

GRANTOR:

HOYNE SAVINGS BANK

By: [Signature]
Name: James R Derry
Title: Treasurer

STATE OF Illinois)
COUNTY OF Cook) SS

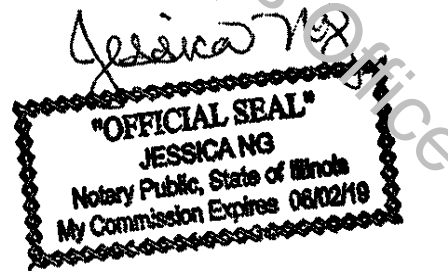
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James R Derry, personally known to me to be the Treasurer of Hoyme Savings Bank, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he [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 his, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of February, 2017

Commission expires June 02, 2019
Notary Public

SEND SUBSEQUENT TAX BILLS TO:

New Beginnings Builders, Inc
3601 W. 159 th St.
Markham IL 60401



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Exhibit A
Legal Description

LOT 34 AND THE NORTH 5.00 FEET OF LOT 35 IN MARIAN'S SUBDIVISION, BEING A
SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 37 NORTH,
RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 10828 S. AVE E, CHICAGO IL 60617
Permanent Real Estate Index Number: 26-17-218-044-0000

Property of Cook County Clerk's Office

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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.

Property of Cook County Clerk's Office