

UNOFFICIAL COPY

Doc#. 1707249172 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/13/2017 11:00 AM Pg: 1 of 3

Dec ID 20170101605456
ST/CO Stamp 0-657-326-784 ST Tax \$125.00 CO Tax \$62.50
City Stamp 1-194-197-696 City Tax: \$1,312.50

Commitment Number **3432604** *Pin*
KMS

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg, IL 60173

After Recording Return To:
Deandre Sanders
9234 South Constance Avenue
Chicago, IL 60617

Mail Tax Statements To: **Deandre Sanders; 9234 South Constance Avenue, Chicago, IL 60617**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20-35-321-1(5)0000

SPECIAL WARRANTY DEED

Fifth Third Mortgage Company, whose mailing address is **5001 Kingsley Drive, Cincinnati, OH 45227**, hereinafter grantor, for **\$124,800.00 (One Hundred Twenty Four Thousand Eight Hundred Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Deandre Sanders**, hereinafter grantee, whose tax mailing address is **9234 South Constance Avenue, Chicago, IL 60617**, the following real property:

PARCEL 1: THE SOUTH 30.47 FEET OF THE NORTH 91.43 FEET OF LOT 22 IN WASHINGTON TERRACE TOWNHOMES, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF

SWD Page 1 of 4 1133 East 83rd Street, Unit 202, Chicago, IL 60619

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RECORDED OCTOBER 3, 1990 AS DOCUMENT 90482369 IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION FOR WASHINGTON TERRACE, NOW KNOWN AS HERITAGE PLACE, RECORDED AS DOCUMENT 91-107744, AS AMENDED.

Property Address is: 1133 East 83rd Street, Unit 202, Chicago, IL 60619

Seller 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 seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

Prior instrument reference: **1619622141**

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Commitment Number#3432604

Executed by the undersigned on January 4, 2017 :

Fifth Third Mortgage Company

By: [Signature]

Name: Kyle Pfetzer
Vice President

Its: _____



Witness:

[Signature]
Kimberly Hoff, officer

STATE OF OHIO

COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me on January 4, 2017, by Kyle Pfetzer its Vice President on behalf of **Fifth Third Mortgage Company**, who has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY OF ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative



TINA JOHNSON
Notary Public, State of Ohio
My Commission Expires
April 23, 2017