

UNOFFICIAL COPY

After Recording Return To:
M&A Builders and
Remodeling, INC.
714 Glenwood Lane
Glenview, IL 60025

This Instrument Prepared by:
Danielle A. Pinkston - Esq.
55 East Monroe, Suite #3800
Chicago, IL. 60603

Mail Tax Statements To:
M&A Builders and
Remodeling, INC.
714 Glenwood Lane
Glenview, IL 60025

Ref.# 968060KS

APN: 16-04-114-026-0000



1711113018D

Doc# 1711113018 **Fee** \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/21/2017 **11:01 AM** **PG:** 1 OF 2

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 15th day of March, 2017, by MIDFIRST BANK, whose address is 999 NW Grand Boulevard, Suite 100, Oklahoma City, OK 73118, hereinafter called GRANTOR, grants to M&A BUILDERS AND REMODELING, INC., whose address is 714 Glenwood Lane, Glenview, IL 60025, hereinafter called GRANTEE:


GRANTOR, for and in consideration of the sum of **\$110,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

LOT 6 AND THE NORTH 5 FEET OF LOT 7 IN BLOCK 2 IN CLIFFORD AND WADLEIGH'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 8, 1891, AS DOCUMENT NUMBER 1445936 IN COOK COUNTY ILLINOIS
Property Address: 1444 North Latrobe Avenue, Chicago, IL 60651

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.



To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.


REAL ESTATE TRANSFER TAX	30-Mar-2017
	CHICAGO: 825.00
	CTA: 330.00
	TOTAL: 1,155.00 *

16-04-114-026-0000 | 20170301629560 | 0-588-671-680

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

REAL ESTATE TRANSFER TAX	21-Apr-2017
 	COUNTY: 55.00
	ILLINOIS: 110.00
	TOTAL: 165.00

16-04-114-026-0000 | 20170301629560 | 0-679-132-864

CORD REVIEW 

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In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

MIDFIRST BANK

By: JRH

Title: _____

Printed Name Jane Rhoades
Vice President MidFirst Bank

STATE OF Oklahoma
COUNTY OF Oklahoma



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jane Rhoades, personally known to me to be the Vice President of MIDFIRST 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 severally acknowledged that he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by said corporation, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Jeanette K. Bondy
Notary Public Jeanette K. Bondy
My commission expires: 12-31-20

Exempt under provisions of 35 ILCS 200/, Sec. 31-45,
Para. E Real Estate Transfer Tax Law.

Date _____ Buyer, Seller or Representative _____

OR DOCUMENTARY STAMPS

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.