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



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 6 day of 6 day of 7, 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 CEMODELING, INC., whose address is 714 Glenwood Lane, Glenview, IL 60025, hereinafter called GRANTEE:

GRANTOR, for and in consideration of the sum of \$170,000.00 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 DOCUMEN IN JUMBER 1445936 IN COOK COUNTY ILLINOIS

ILLINOIS Property Address: 1444 North Latrobe Avenue, Chicago, IL 60651

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

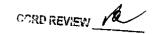
To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said and 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 TRANS	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
	(30.4)	ILLINOIS:	110.00
		TOTAL:	165.00
16-04-114	-026-0000	20170301629560	0-679-132-864



1711113018 Page: 2 of 2

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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:
Jane Rhoades Vice President MidFirst Bank Printed Name CORPOR OF THE PROPERTY
STATE OF OLGANA COUNTY OF OLGANA COUNTY OF OLGANA
COUNTY OF OLGONAL HOMA I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY the opersonally known to me to be the 1/1 CO 1/102/102/102/102/102/102/102/102/102/10
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY the Local County, in the State aforesaid, DO HEREBY CERTIFY the Local County 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 for
* 12012037 Notary Publicanette V. Bondy My commission expires: 1201720 My commission expires:
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.