

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



\*1711442035D\*

THIS INDENTURE, made this 12<sup>th</sup> day of April, 2017 between WHEELER FINANCIAL, INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Miguel Fernandez whose address is 1626 N. Lorel, Chicago, Illinois 60639, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REUSE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Doc# 1711442035 Fee \$42.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A.YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 04/24/2017 01:28 PM PG: 1 OF 3

Lot 5 in Block 5 in Tabor's Subdivision of Blocks 5, 6, 9, 10, 11, and 12 in the Subdivision by L.C.P. Freer of the West 1/2 of the Northeast 1/4 of Section 22, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his 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 incumbered 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 unpaid general taxes and special assessments for the year 2016 and subsequent years and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 16-22-223-005-0000

Address of real estate: <sup>Abc</sup> 1513 S. Kostner, Chicago, Illinois 60623

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Assistant Secretary, the day and year first above written.

WHEELER FINANCIAL, INC., an Illinois corporation,

By: Timothy E. Gray, President

Attest: David R. Gray Jr., Secretary

FIRST AMERICAN TITLE  
FILE # 2845450

This instrument prepared by: The Law Offices of David R. Gray, Jr., Ltd., 120 North LaSalle Street, Suite 2850, Chicago, Illinois 60602





# UNOFFICIAL COPY

EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: LOT 5 IN BLOCK 5 IN TABOR'S SUBDIVISION OF BLOCKS 5, 6, 9, 10, 11 AND 12 IN THE SUBDIVISION BY L.C.P. FREER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-22-223-005-0000 Vol. 0567

Property Address: 1513 South Kostner Avenue, Chicago, Illinois 60623

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**