

UNOFFICIAL COPY

A17-0305\$A
**SPECIAL
WARRANTY DEED**

Mail to:

Andre Swanson
8900 S. East End
Chicago, IL 60617

Name and Address of Taxpayer:

Andre Swanson
8900 S. East End
Chicago, IL 60617

Doc#: 1712249179 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2017 11:32 AM Pg: 1 of 3

Dec ID 20170401646112
ST/CO Stamp 1-827-274-432 ST Tax \$75.00 CO Tax \$37.50
City Stamp 1-864-169-152 City Tax: \$787.50

RECORDER'S STAMP

THIS INDENTURE, made on the 26th day of April, 2017, by and between XEZ, Inc., a corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business under the Laws of the State of Illinois, whose principal place of business is 4751 W. Touhy Ave, Suite 101, Lincolnwood, Illinois 60712, (hereinafter "Grantor") and Andre Swanson and Kimula Burris, of 8900 S. East End Ave., Chicago, Illinois 60617 (hereinafter "Grantees"),

WITNESSETH, THAT Grantor, by the authority of its Board of Directors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantees, does hereby sell and convey unto the said Grantees, as **Joint Tenants**, that real estate fully described below, situated in Cook County, Illinois, subject to all general real estate taxes not due and owing, special assessments, covenants, conditions, and restrictions of record, building lines and easements, if any,

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee(s) and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrances done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee(s) and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

Property Legal Description: SEE ATTACHED LEGAL

LOT 33 (EXCEPT THE NORTH 19 1/2 FEET THEREOF) AND LOT 32 IN BLOCK 3 IN FOOTE'S FIRST ADDITION TO PULLMAN, A SUBDIVISION OF THE WEST 338 FEET AND THE NORTH 295 FEET OF THE EAST 280 FEET OF THE WEST 612 FEET OF ORIGINAL BLOCK 1 IN PULLMAN PARK ADDITION TO PULLMAN, A SUBDIVISION OF SECTIONS 15 AND 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1910 AS DOCUMENT NO. 21676572 IN COOK COUNTY, ILLINOIS.

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Permanent Index Number: 25-22-201-024-0000

Property Address: 11236 S. Vernon Avenue, Chicago, Illinois 60628



XEZ, Inc.,

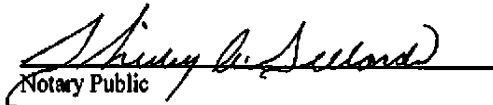
by Brian Urbanowski, its President

State of Illinois

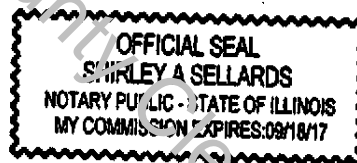
County of Cook

I, Shirley A Sellards, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Brian Urbanowski**, verified by me based upon satisfactory evidence to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 14 day of April, 2017.



Notary Public



REAL ESTATE TRANSFER TAX

02-May-2017



COUNTY:	37.50
ILLINOIS:	75.00
TOTAL:	112.50

25-22-201-024-0000

| 20170401646112 | 1-827-274-432

REAL ESTATE TRANSFER TAX

02-May-2017



CHICAGO:	562.50
CTA:	225.00
TOTAL:	787.50 *

25-22-201-024-0000 | 20170401646112 | 1-864-169-152

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

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Legal Description

LOT 33 (EXCEPT THE NORTH 19-1/2 FEET THEREOF) AND LOT 32 IN BLOCK 3 IN FOOTE'S FIRST ADDITION TO PULLMAN, A SUBDIVISION OF THE WEST 332 FEET AND THE NORTH 295 FEET OF THE EAST 280 FEET OF THE WEST 612 FEET OF ORIGINAL BLOCK 1 IN PULLMAN PARK ADDITION TO PULLMAN, A SUBDIVISION OF SECTIONS 15 AND 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1910 AS DOCUMENT NUMBER 2676572, IN COOK COUNTY, ILLINOIS.

Property Address:
11236 S. Vernon Ave
Chicago, IL 60628

Pin: 25-22-201-024-0000

Property of Cook County Clerk's Office