

THIS INDENTURE, made this 8th day of May, 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 Derrick Heldt-Alvarez and Luis A. Heldt-Alvarez, whose address is 901 W. Sunnyside Avenue, Unit 3, Chicago, Illinois 60640, 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 REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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:

**\* JOINT TENANTS**

See Exhibit "A" attached hereto and made a part hereof

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, their 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, their 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): 14-17-222-023-1009

Address of real estate: 901 W. WINDSOR AVENUE, UNIT P-63, CHICAGO, IL 60640

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.

**FIRST AMERICAN TITLE**  
**FILE # 2855703**

1/1

WHEELER FINANCIAL, INC., an Illinois corporation,

By: Timothy E. Gray, President

Attest: David R. Gray, Jr., Secretary

8/3  
S/3  
S/1  
SC/1  
INT/1



Doc# 1713804023 Fee \$42.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/18/2017 10:11 AM PG: 1 OF 3

**UNOFFICIAL COPY**

MAIL TO: AUDREY COSCROVE  
(Name)  
4316 N. ELSTON  
(Address)  
CHICAGO, IL 60641  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Derrick Heldt-Alvarez  
(Name)  
901 W. SOUTHWEST AVE #3  
(Address)  
CHICAGO, IL 60640  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Gray, personally known to me to be the President of WHEELER FINANCIAL, INC. an Illinois corporation, and David R. Gray, Jr., personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of May, 2017.



Theresa R Noel  
Notary Public

REAL ESTATE TRANSFER TAX		16-May-2017
CHICAGO:		75.00
CTA:		30.00
<b>TOTAL:</b>		<b>105.00</b>

14-17-222-023-1009 | 20170501651647 | 1-336-111-552  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		16-May-2017
COUNTY:		5.00
ILLINOIS:		10.00
<b>TOTAL:</b>		<b>15.00</b>

14-17-222-023-1009 | 20170501651647 | 0-842-494-400

Box \_\_\_\_\_

SPECIAL WARRANTY DEED  
Corporation to Individual

TO \_\_\_\_\_  
ADDRESS OF PROPERTY: \_\_\_\_\_

MAIL TO: \_\_\_\_\_

# UNOFFICIAL COPY

## EXHIBIT "A" – LEGAL DESCRIPTION

UNIT NUMBER P-63 IN THE EAST SUNNYCOURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN SUBDIVISION OF LOTS 16 AND 17 AND THE EAST 1/2 OF LOT 18 IN H.J. WALLINGFORD'S SUBDIVISION OF 15 RODS SOUTH OF AND ADJOINING THE NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08005034, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office