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1723412156I

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

Doc# 1723412156 Fee \$60.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/22/2017 01:59 PM PG: 1 OF 2

THIS AGREEMENT, made this 10th day of May, 2017, between MCCORMICK 110, LLC, a limited liability company created and existing under and by virtue of the laws of the State of MD and duly authorized to transact business in the State of Illinois, as GRANTOR, and ARES JAMES and MYRA D. TIMMS, 10343 KIPLING ST., WESTCHESTER, IL 60154, as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), 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 GRANTEE(S), 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:

** as joint tenants*

LOT 147 TOGETHER WITH THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOT IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FIDELITY NATIONAL TITLE

*CH17010652
172*

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 GRANTOR, 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 GRANTEE(S), their heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 encumbered or charged.

Permanent Real Estate Numbers: 15-21-106-008-0000

Address of the Real Estate: 10343 KIPLING ST, WESTCHESTER, IL 60154

Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

*S N
P a
S N
SCY
INT*

REAL ESTATE TRANSFER TAX 14-Aug-2017



COUNTY: 102.50
ILLINOIS: 205.00
TOTAL: 307.50

15-21-106-008-0000 | 20170701691655 | 0-116-483-008

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois



8/1/17

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Assistant Vice President and, if applicable, to be attested by its Senior Vice President, the day and year first above written.

MCCORMICK 110, LLC

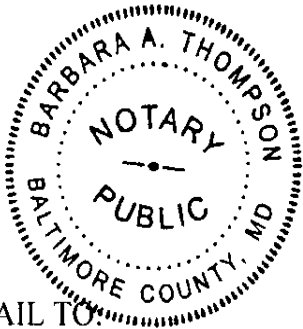
By Brittany Liss

Attest: [Signature]

STATE OF MARYLAND)
) ss.
COUNTY OF BALTIMORE)

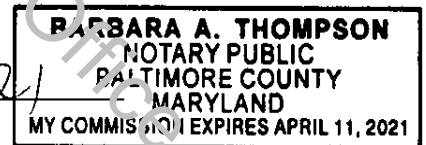
I, Barbara A. Thompson, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Brittany Liss personally known to me to be the Assistant Vice President of MCCORMICK 110, LLC, a Maryland limited liability company and Stephen Rieger, personally known to me to be the Senior Vice President of said LLC, 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 that as such Brittany Liss and Stephen Rieger, they signed and delivered the said instrument, pursuant to authority, given by the members of said LLC 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 10th day of May, 2017.



Barbara A. Thompson
Notary Public

Commission Expires 4-11-2021



MAIL TO:

Judd Harris
933 W. Van Buren St. #304
Chicago, IL 60607

SEND SUBSEQUENT TAX BILLS TO:

Taxpayer
10343 Kipling St.
Westchester, IL 60154

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.