

1 of 2 2017-08535

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SPECIAL WARRANTY DEED

(Corporation to Individual)



Doc# 1725149108 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/08/2017 10:30 AM PG: 1 OF 3

This Indenture made this 30 day of August 2017

Homes by KDS, LLC

party of the first part, and

Rafael J. Flores

party of the second part.

Grantee's Address:

WITNESSETH, that the said party of the first part, for an in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receive 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 said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois, known and described as follows, to wit:

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

subject to: taxes not yet due and payable, general restrictions as they appear of record.

Permanent Real Estate Index No.: 13-05-325-024-0000

Property Address: 5642 N. Mulligan, Chicago, IL 60646

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise Appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successor, does covenant, promise and agree, to and with said 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 encumbered 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 FOREVER DEFEND.

The 30 day of August, 2017

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Sole Member, the day and year first above written.

REAL ESTATE TRANSFER TAX		01-Sep-2017
	CHICAGO:	2,272.50
	CTA:	909.00
	TOTAL:	3,181.50

13-05-325-024-0000 | 20170801616989 | 1-057-622-976

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

REAL ESTATE TRANSFER TAX		01-Sep-2017
	COUNTY:	151.50
	ILLINOIS:	303.00
	TOTAL:	454.50

13-05-325-024-0000 | 20170801616989 | 0-009-046-976

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Homes by KDS, LLC

BY: Kimberly Scianina

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Kimberly Scianina personally appeared before me and acknowledged himself/herself as the Kimberly Scianina of Homes by KDS, LLC and is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her 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 30th day of August, 2017.



My Commission expires on August 1, 2020
Nicole Jordan
Notary Public

This Instrument Was Prepared By:

Shawn M. Bolger
PO Box 1203
Franklin Park, IL 60131

MAIL TO: Fritz Hall & Pawlowski - 1584 N. NW Highway, Chicago, IL 60631
SEND TAX BILLS TO: 5642 N. MULLIGAN CHI IL 60646
Grantee's Address

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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EXHIBIT "A"

LOT 35 IN BLOCK 1 IN KINSEY'S FOREST GARDEN NO. 2, A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 5 AND ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office