

UNOFFICIAL COPY

AFTER RECORDING RETURN TO:

*Joel C. Zimmerman & Assoc., Ltd.
18400 Maple Creek Drive, Suite 900
Tinley Park, IL 60477*

Doc#: 1728347081 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/10/2017 01:23 PM Pg: 1 of 3

Dec ID 20170901631179
ST/CO Stamp 0-497-571-776 ST Tax \$43.00 CO Tax \$21.50
City Stamp 1-302-878-144 City Tax: \$451.50

PERMANENT INDEX NUMBER:

20-25-328-036-0000

PROPERTY ADDRESS:

1814 E. 79th Street
Chicago, Illinois 60649

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of October 7, 2017 between STATE BANK OF TEXAS, a Texas banking association, having an address of 11950 Webb Chapel Road, Dallas, Texas 75234 (the "Grantor"), and JOHN LEWIS and MELITA LEWIS, having an address of 17141 S. Cornell Avenue, South Holland, Illinois 60473 (the "Grantee").

WITNESSETH, Grantor, for and in consideration of the sum of Ten Dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby GRANT, SELL AND CONVEY unto the Grantee the real estate, together with any and all improvements located thereon and all rights, easements and appurtenances thereto in any way belonging (collectively, the "Property"), situated in Cook County, Illinois, and as described on Exhibit A attached hereto.

Grantor hereby covenants, promises and agrees, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.



IN WITNESS WHEREOF, Grantor has signed this instrument the day and year first above written.


FIDELITY NATIONAL TITLE 0019023865

STATE BANK OF TEXAS

2/2

By: *Rajiv Patel*
Its: *Chief Lending Officer*

REAL ESTATE TRANSFER TAX		05-Oct-2017	
	COUNTY:		21.50
	ILLINOIS:		43.00
	TOTAL:		64.50
20-25-328-036-0000 20170901631179 0-497-571-776			

REAL ESTATE TRANSFER TAX		05-Oct-2017	
	CHICAGO:		322.50
	CTA:		129.00
	TOTAL:		451.50 *
20-25-328-036-0000 20170901631179 1-302-878-144			

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

UNOFFICIAL COPY

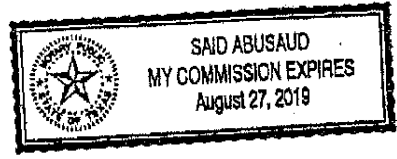
STATE OF TEXAS)
) SS
COUNTY OF DALLAS)

The undersigned, Saip Abusaud, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Rajan Patel, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his voluntary act, on behalf of STATE BANK OF TEXAS, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 3rd day of October, 2017



Notary Public



This instrument was prepared by: H. Jeffrey McCown, McCown Law Offices, 22837 S. Wirth, Frankfort, Illinois 60423

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A

Legal Description

LOT 21 IN BLOCK 29 IN SOUTH FIELD, BEING A SUBDIVISION OF BLOCKS 17 TO 19, 22, 23, 24 AND 26 TO 32, BOTH INCLUSIVE, IN JAMES STINSON'S SUBDIVISION OF EAST GRAND CROSSING IN THE SOUTHWEST 1/4 IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER:

20-25-328-036-0000

PROPERTY ADDRESS:

1814 E. 79th Street
Chicago, Illinois 60649

Property of Cook County Clerk's Office