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17-265189

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc#: 1729746280 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/24/2017 11:46 AM Pg: 1 of 3

Dec ID 20171001640305  
ST/CO Stamp 1-547-632-576 ST Tax \$115.00 CO Tax \$57.50  
City Stamp 0-742-326-208 City Tax: \$1,207.50

**THIS SPECIAL WARRANTY DEED,** from McCausland Company, Inc., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois (the "Grantor"), of the County of Cook and State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS(S) to

Lucero Zuluaga

Chicago, IL

the following described Real Estate situated in the County of Cook, State of Illinois

LOT 1 IN BLOCK 1 IN ERNST F. WENDELL'S SUBDIVISION OF LOT 35 AND 39 AND THE WEST 20 FEET OF LOT 40 IN BLOCK 1 IN DEMAREST AND KAMERLING'S GRAND AVENUE SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever

Permanent Real Estate Index Number(s): 16-03-223-024-0000  
Commonly Known As: 4030 W. Kamerling, Chicago, IL 60651

^  
Ave.

# UNOFFICIAL COPY

DATED this 19th day of October, 2017.

In Witness whereof, said Grantor has caused its name to be signed to these presents by its President and Secretary this 19<sup>th</sup> day of October, 2017.

McCausland Company, Inc.  
an Illinois Corporation

By: [Signature]  
Ricardo McCausland, President

By: [Signature]  
Ricardo McCausland, Secretary

State of Illinois )  
County of Cook )

I, W. Raymond Pasulka, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ricardo McCausland, personally known to me as President and Secretary of the McCausland Company, Inc., and further 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, sealed and delivered the said instrument as his 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 official seal this 19th day of October, 2017.



[Signature]  
Notary Public

Commission expires: 9-18-2018

This document prepared by:

W. Raymond Pasulka  
70 W. Madison Suite 2222  
Chicago, IL 60602

Mail and send tax bills to:

LUCERO ZULWAGA  
3321 W. BEACH  
CHICAGO IL 60651

REAL ESTATE TRANSFER TAX		23-Oct-2017
	COUNTY:	57.50
	ILLINOIS:	115.00
	TOTAL:	172.50
16-03-223-024-0000   20171001640305   1-547-632-576		

REAL ESTATE TRANSFER TAX		23-Oct-2017
	CHICAGO:	862.50
	CTA:	345.00
	TOTAL:	1,207.50 *
16-03-223-024-0000   20171001640305   0-742-326-208		

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

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## AFFIDAVIT OF TITLE

STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF COOK        )

The undersigned affiants, being first duly sworn, on oath, say and also covenant with and warrant to the grantee hereinafter named:

That the affiants have an interest in the premises described below or in the proceeds thereof or are the grantors in the deed dated the 19th day of October, 2017, to Lucero Zuluaga, grantee(s), conveying the following described premises:

See attached sheet

That no labor or material has been furnished for the premises within the last four months that is not fully paid for.

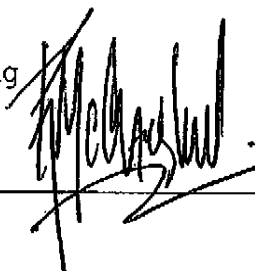
That since the title date of October 17th, 2017, in the report on title issued by North American Title Insurance Company, affiant has not done or suffered to be done anything that could in any way effect the title to the premises, and no proceedings have been filed by or against affiant, nor is there any judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only.

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantees' consummation of the purchase of the premises.

Affiant further states: nothing



SUBSCRIBED and SWORN to before me this 19th day of October, 2017.)

*J N N*  
 \_\_\_\_\_  
 Notary Public

