

# UNOFFICIAL COPY

**After Recording Return to:**

**Instrument Prepared By:**

Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No. 6280331

**Mail Tax Statements To:**

Cecilia Navarro  
7842 Cronin Avenue  
Justice, IL 60458

**Tax Parcel ID Number:**

18-27-407-090-0000

**Order Number:**

IL17100399



Doc# 1730629021 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/02/2017 10:30 AM PG: 1 OF 3

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED dated this 26<sup>th</sup> day of Oct, 2017.  
WITNESSETH, that, **THE HUNTINGTON NATIONAL BANK**, whose address is III Cascade Plaza,  
CAS 36, Akron, Ohio 44308, hereinafter called "GRANTOR," whether one or more, does hereby grant to  
**CECILIA NAVARRO**, whose address is 7842 Cronin Avenue, Justice, IL 60458, hereinafter called  
"GRANTEE," whether one or more;

GRANTOR, for and in consideration of the sum of Sixty-Four Thousand Dollars and 00/100  
(\$64,00.00) and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby  
warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto the GRANTEE, all that  
certain land, situated in Cook County, Illinois, to wit:

The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Assessor's Parcel Number: 18-27-407-090-0000

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in  
anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully  
seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and  
convey said land, and that GRANTOR will only warrant and forever defend the right and title to the

REAL ESTATE TRANSFER TAX

02-Nov-2017



COUNTY:	32.00
ILLINOIS:	64.00
TOTAL:	96.00

PAGE 1 of 3

18-27-407-090-0000 | 20171101647656 | 0-463-263-680

# UNOFFICIAL COPY

above described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.


Subject to: covenants, conditions and restrictions of record; and taxes from 2017 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

**THE HUNTINGTON NATIONAL BANK**


  
By: BRIAN SOKOL  
Its: STAFF OFFICER

STATE OF OHIO )  
COUNTY OF FRANKLIN )

ss.

I, Jeremiah J Biven, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that BRIAN SOKOL as STAFF OFFICER ~~THE HUNTINGTON NATIONAL BANK~~, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 26th day of Oct 2019

  
Notary Public  
My Commission Expires: 1/18/22



JEREMIAH J BIVEN  
Notary Public, State of Ohio  
My Comm. Expires 01-18-2022  
Recorded in the County of Franklin

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by GRANTOR/GRANTEE and/or their agents; no boundary survey was made at the time of this conveyance.

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

The North 192 feet of the South 342 feet of the West 129.95 feet of that part of Lot 4 lying North of the South line of Section 27, Township 38 North, Range 12 in Circuit Court Partition of the Southeast 1/4 of Section 27, and that part lying North of road of Section 34, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from EDWARD C. RAUEN, to THE HUNTINGTON NATIONAL BANK, by Deed dated April 11, 2017, recorded May 15, 2017, as Document No. 1713513025 in Cook County Records.

Property Address: 7842 Crown Avenue, Justice, IL 60458

Assessor's Parcel No.: 18-27-407-090-0000

**COOK COUNTY  
RECORDER OF DEEDS**