

UNOFFICIAL COPY

Anton Acorn
Special Warranty Deed
78844

Prepared by:
Stephanie A. Santelli Guzy
Law Office of Michelle
Broughton Fountain
19150 S. Kedzie, Suite 103B
Flossmoor, IL 60422

After recording mail to: Tracy E
Hughes 5326 Stoneridge Ct
Matteson, IL 60443

PIN:
21-30-104-042-1046

Property Address: 7209 S
Yates Ave, Unit 4 B Chicago,
IL 60649



Doc# 1733919097 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/05/2017 03:36 PM PG: 1 OF 4

Special Warranty Deed

This agreement made this 10th day of October 2017 between ⁹¹¹⁷ Commercial LLC of Chicago, Managing Member, the Grantor, a corporation created and existing under and by virtue of the Law of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and WITNESSETH, that party of the first part, for consideration of ten dollars (\$10.00), the receipt of which is hereby acknowledged does hereby convey, transfer and specially warrant to Tracy E. Hughes, party of the second part, whose address is 5326 Stoneridge Ct., Matteson, IL 60443, the Grantee all existing legal and equitable rights of Grantor and without limitation any after acquired title in and to the following described real estate forever:

Common Street Address: 7209 South Yates Ave., Unit 4B, Chicago, Illinois 60649

Permanent Index Number: 21-30-104-042-1046

See attached Exhibit A: Legal Description.

Said real property is situated in the County of Cook, State of Illinois said described real estate and any and all improvements located thereon and herein shall be deemed and defined as the "Premises." Grantee shall HAVE AND TO HOLD the Premises in fee simple forever.

THIS IS / IS NOT HOMESTEAD PROPERTY: Grantor hereby covenants and warrants with Grantee that Grantor is lawfully seized of the described Premises in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Grantor hereby warrants and agrees to forever defend the right, title and interest in and to the Premises unto the said Grantee against any claims and interests, and those claiming any interest by, through or under the Grantor.

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

CCRD REVIEW 

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SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; all unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a property inspection and true survey as provided by Grantee.


Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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 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 party of the second part, its heirs and assigns forever:

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or maybe, in any manner encumbered or charged, except as herein recited; and that the said premises, against all person lawfully claiming, or to claim same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to: only the matters contained herein but not otherwise.

Exhibit A: Legal Description

Unit 7209 4B in the Silver Coast Citadel Condominium as delineated on a survey of the following described real estate: Lots 5 and 6 (except from each of the said Lots 5 and 6, the Easterly 33 feet taken for Phillips Avenue and except the South 2 feet of said Lot 6) in Division 4 in South Shore Subdivision of the North Fractional 1/2 of Fractional Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, together with a subdivision of Lots 1, 2, 4, 64, 66, 126, 127 and 128 of Division 1 of Westfall's Subdivision of Douglas tract, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 001197262 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

REAL ESTATE TRANSFER TAX		06-Dec-2017
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
21-30-104-042-1046		20171201663724 1-657-444-384

REAL ESTATE TRANSFER TAX		05-Dec-2017
	CHICAGO:	0.00
		CTA: 0.00
		TOTAL: 0.00 *
21-30-104-042-1046		20171201663724 1-497-503-776

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


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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/10, 2017.

Signature:


Grantor or Agent
RAMONA VENEGAS
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 2, 2020

Subscribed and sworn to before me

By the said: John Munson

This 10 day of October, 2017.

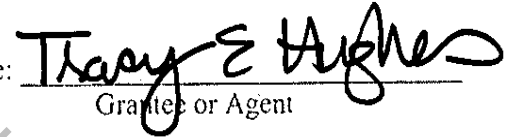
Notary Public: Ramona Venegas

Seal:

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 13, 2017.

Signature:


Grantee or Agent

Subscribed and sworn to before me

By the said: Tracy E. Hughes

This 13 day of October, 2017.

Notary Public: Tanetria C Dean

Seal:

OFFICIAL SEAL
TANETRIA C DEAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/07/21

PROPERTY OF COOK COUNTY CLERK'S OFFICE