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1735304029D

Doc# 1735304029 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/19/2017 11:38 AM PG: 1 OF 3

REAL ESTATE TRANSFER TAX

13-Dec-2017



COUNTY:	17.75
ILLINOIS:	35.50
TOTAL:	53.25

15-04-300-052-0000 | 20171101660754 | 1-030-682-656

Commitment Number# 170302621

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
Arturo G. Zamudio &
Roberto Pantoja
608 Dundee Ave
Elgin, IL 60120

FIRST AMERICAN TITLE
FILE# 2886870

Mail Tax Statements To: Arturo G. Zamudio and Roberto Pantoja; 608 Dundee Ave, Elgin, IL 60120

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15-04-300-052-0000

SPECIAL WARRANTY DEED

Bank of America, N.A., whose mailing address is 2505 W. Chandler Blvd, Chandler, AZ 85224, hereinafter grantor, for \$35,200.00 (Thirty Five Thousand Two Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Arturo G. Zamudio and Roberto Pantoja, hereinafter grantee, whose tax mailing address is 608 Dundee Ave, Elgin, IL 60120, the following real property:

LOT 23 IN BLOCK 25 IN H.O. STONE AND COMPANY'S WORLD FAIR ADDITION A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 39, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Address is: 1508 N. 40th Ave, Stone Park, IL 60165

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.


Prior instrument reference: **1630045057**

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Commitment Number#170302621

Executed by the undersigned on November 21, 2017 :

Bank of America, N.A., by Servicelink Holdings, LLC, as attorney in fact

By:  11/21/17

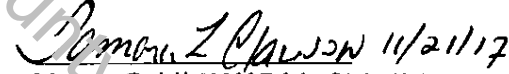
Name: Charles E. Hogue Jr.

Its: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on November 21, 2017, by Charles E. Hogue Jr. it: ASSISTANT VICE PRESIDENT on behalf of **BANK OF AMERICA, N.A., by Servicelink Holdings, LLC, as attorney in fact** who has produced **DRIVERS LICENSE** as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TAMARA L. CLAWSON, Notary Public
North Sewickley Township, Beaver County
My Commission Expires May 23, 2020

 11/21/17
Notary Public TAMARA L. CLAWSON
MY COMMISSION EXPIRES MAY 23, 2020
MY COMMISSION EXPIRES MAY 23, 2020

MUNICIPAL TRANSFER STAMP
(If Required)

ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph N/A Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

VILLAGE OF STONE PARK
COOK COUNTY, IL
\$140.80 -1508 N 40th AVE
REAL ESTATE TRANSFER TAX
ORDINANCE No. 87-4