



Doc# 1735610019 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/22/2017 11:08 AM PG: 1 OF 2

THIS INDENTURE, made this 12/22/17 day of December, 2017 between WHEELER FINANCIAL, INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Arturo Guzman and Alejandra Miranda whose address is 5211 S. Kilpatrick Avenue, Chicago, Illinois 60632, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby

acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 39 IN TYLER, LANGDON, MACKINZIE AND SAVANNAH'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 17, AND PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1906 AS DOCUMENT NUMBER 96402837, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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, their 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, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same by, through or under it, it WILL WARRANT AND DEFEND, subject to: all unpaid general taxes and special assessments for the year 2017 and subsequent years and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 19-17-305-030-0000

Address of real estate: 5926 S. Meade Avenue, Chicago, Illinois 60638

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

FIRST AMERICAN TITLE FILE # 2898732

WHEELER FINANCIAL, INC., an Illinois corporation,

By: Timothy F. Gray President

Attest: David R. Gray, Jr. Secretary

SY
P 2
S N
SC V
INT

UNOFFICIAL COPY

MAIL TO:

Arturo Guzman
(Name)
5211 S. Kilpatrick Ave
(Address)
Chicago IL 60638
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Arturo Guzman
(Name)
5211 S. Kilpatrick Ave
(Address)
Chicago IL 60638
(City, State and Zip)

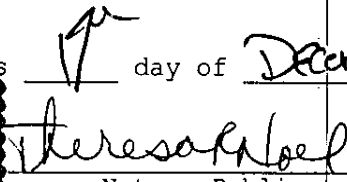
OR RECORDER'S OFFICE BOX NO. _____


STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Gray, personally known to me to be the President of WHEELER FINANCIAL, INC., an Illinois corporation, and David R. Gray, Jr., personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal this 17 day of December 2017.

"OFFICIAL SEAL"
Theresa K Noel
Notary Public, State of Illinois
My Commission Expires January 31, 2018


Notary Public

REAL ESTATE TRANSFER TAX	19-Dec-2017
 CHICAGO:	356.25
CTA:	142.50
TOTAL:	498.75
19-17-305-030-0000 2017 201666512 0-565-303-328	

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

REAL ESTATE TRANSFER TAX	15-Dec-2017
 COUNTY:	23.75
 ILLINOIS:	47.50
TOTAL:	71.25
19-17-305-030-0000 2017 201666512 0-990-131-232	

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO _____

ADDRESS OF PROPERTY: _____

MAIL TO: _____