

UNOFFICIAL COPY

Doc#: 1800346347 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/03/2018 12:54 PM Pg: 1 of 4

PREPARED BY:

Ronald N. Primack
Chuhak & Tecson, P.C.
30 S. Wacker Drive, #2600
Chicago, IL 60606

Dec ID 20171201672040
ST/CO Stamp 1-314-830-368 ST Tax \$280.00 CO Tax \$140.00
City Stamp 1-985-919-008 City Tax: \$2,940.00

AFTER RECORDING

RETURN TO:

Shijo Mullappallil
Mullappallil Law Group
4323 W. Irving Park Road, #1B
Chicago, IL 60641

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "**Deed**") is dated this 21 day of December 2017, between J. RICHARD CUMMINGS AND MARYANN K. MISKIEWICZ, husband and wife, whose address is 2016 N. Clifton, Chicago, IL 60614 ("**Grantors**") and CARLOS A. CHAGOYA, ("**Grantee**") whose address is 3018 N. Keating Avenue, Chicago, IL 60641.
a married person

WITNESSETH, that Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged by the Grantors, have granted, bargained, sold and conveyed, and by these presents do hereby grant, bargain, sell, convey and confirm unto Grantee, all of that certain real property, situate, lying and being in the City of Chicago, County of Cook, State of Illinois, and more particularly described on Exhibit A attached hereto (the "**Property**");

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 and demand whatsoever, of Grantors, either in law or equity, of, in and to the Property;

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general taxes for the year 2017.

TO HAVE AND TO HOLD the Property above bargained and described unto Grantee forever;

AND Grantors covenant and agree to and with Grantee, to warrant and defend the quiet and peaceable possession of the Property, by Grantee, against every person who lawfully claims the Property or any part thereof, by, through or under Grantors, and by no other.

* The Property is not the Grantors homestead.

[Signature and acknowledgment pages follow.]

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IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed as of the day and year first written above.

GRANTORS:

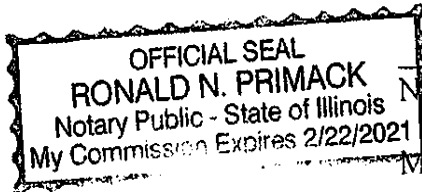
J. Richard Cummings
J. Richard Cummings

MaryAnn K. Miskiewicz by J. Richard Cummings
MaryAnn K. Miskiewicz
as Attorney in Fact

STATE OF ILLINOIS)
)SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J. Richard Cummings, 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 21st day of December, 2017.



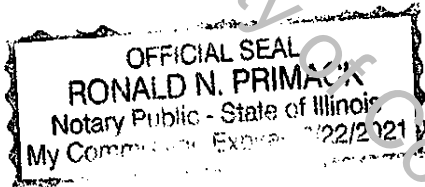
[Signature]
Notary Public
My commission expires: _____

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS.
COUNTY OF Cook)

I, the undersigned, J. Richard Cummings, Attorney in Fact for
a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that MaryAnn K. Miskiewicz, 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 she signed, sealed and delivered the said instrument as her 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 21st day of December, 2017.



[Signature]

Notary Public
My commission expires: _____

Send subsequent tax bills to:

Carlos A. Chagoya
3018 N. Keating Avenue
Chicago, IL 60641

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EXHIBIT A LEGAL DESCRIPTION

LOT 218 IN KOESTER AND ZANDER'S SECTION LINE SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOW AS: 3018 N. KEATING AVENUE, CHICAGO, IL 60641

P.I.N.: 13-27-108-037-0000

Property of Cook County Clerk's Office