

UNOFFICIAL COPY



Doc# 1802204059 Fee \$42.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 01/22/2018 11:29 AM PG: 1 OF 3

After Recording Return to:

CalAtlantic Title  
1141 E. Main St. Suite 108  
E. Dundee, IL 60118

(The Above Space for Recorders Use Only)

FIRST AMERICAN TITLE  
FILE # No. 43767 - 445

1 of 3

**SPECIAL WARRANTY DEED**

CalAtlantic Group, Inc., a Delaware corporation ("Grantor"), being a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS TO **Antonio D Welch, a married man** ("Grantee"), residing at 184 Owen Street, Matteson, IL 60443, the following described real estate (the "Property") situated in the County of COOK, in the State of Illinois, to wit:

Legal Description: **See Attached Exhibit A**

Address: 184 Owen Street, Matteson, IL 60443

Permanent Index Number: 31-16-211-022-0000 UL and 31-16-211-031-0000 UL

Together with the appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Property TO HAVE AND TO HOLD the Property, unto Grantee, and Grantee's heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant to Grantee, and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, against all persons lawfully claiming by, through or under it.

**SUBJECT TO:** Covenants, conditions, restrictions and easements of record; building, zoning and other applicable ordinances and regulations of any applicable governing authority; and general taxes for 2018 and subsequent years.

SY  
P 3  
S  
OC  
INT

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In Witness Whereof, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Operational Vice Presidents this 12 day of January, 2018.

**CalAtlantic Group, Inc., a Delaware corporation**

By: [Signature]  
Michael P. Mahoney, Operational Vice President

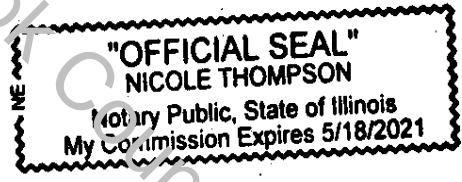
State of Illinois )  
                          )     SS  
County of Kane    )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Michael P. Mahoney, an Operational Vice President, of CalAtlantic Group, Inc., a Delaware corporation (the "Corporation"), personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such Operational Vice President, he signed and delivered said instrument, as his free and voluntary act, and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of January, 2018  
[Signature]  
NOTARY PUBLIC



**This instrument was prepared by:**

Brian Meltzer,  
Meltzer, Purtill & Stelle LLC  
1515 E. Woodfield Road, Suite 250  
Schaumburg, IL 60173



MAIL TO:  
Antonio D Welch  
184 Owen Street  
Matteson, IL 60443

SEND SUBSEQUENT TAX BILLS TO:  
Antonio D Welch  
184 Owen Street  
Matteson, IL 60443

REAL ESTATE TRANSFER TAX		17-Jan-2018
		COUNTY: 91.50
		ILLINOIS: 183.00
		TOTAL: 274.50
31-16-211-022-0000   20180101683203   0-586-764-832		

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**Escrow#: 43767-445**

## **EXHIBIT A**

LOT 28 (UNIT 28-5) LEGAL DESCRIPTION: 184 OWEN STREET  
LOT 28, EXCEPT THE WEST 103.35 FEET THEREOF, IN THE SECOND RESUBDIVISION OF LOTS 3 AND 5 IN  
BROOKMERE, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13  
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 2016  
AS DOCUMENT 1602929036 IN THE VILLAGE OF MATTESON, COOK COUNTY, ILLINOIS.

Permanent Index Number: 31-16-211-022-0000 UL and 31-16-211-031-0000 UL

Property of Cook County Clerk's Office