

# UNOFFICIAL COPY



\*18023420170\*

Doc# 1802342017 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/23/2018 10:25 AM PG: 1 OF 3

\_\_\_\_\_  
(Users Use Only)

**After Recording Return to:**

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

File No. 50399 - 445

## 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 **Theresa A Portis, a single woman** ("Grantee"), residing at 5102 Monroe 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: 5102 Monroe Street, Matteson, IL 60443

**FIRST AMERICAN TITLE  
FILE # 50399-445**

Permanent Index Number: 31-16-212-015-0000 UL and 31-16-212-016-0000 UL and 31-16-212-017-0000 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 2017 and subsequent years.

### REAL ESTATE TRANSFER TAX

08-Jan-2018



COUNTY: 100.50  
ILLINOIS: 201.00  
TOTAL: 301.50

31-16-212-015-0000

| 20171201672276 | 0-067-464-224

S Y  
P 3  
S W  
SC V  
INT W

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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 20 day of December, 2017.

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

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

State of Illinois )  
  )    SS  
County of Kane        )

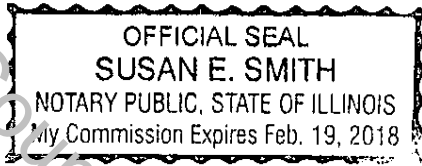
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Michael P. Mahoney, an Operational Vice President, of CalAtlantic Group, Inc., a Delaware corporation (the "Corporation"), personally known to me to be the same persons whose name is subscribed to the 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 20 day of December, 2017

[Signature]  
NOTARY PUBLIC

**This instrument was prepared by:**

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



MAIL TO:  
~~Theresa A Portis~~  
~~5102 Monroe Street~~  
~~Matteson, IL 60443~~

SEND SUBSEQUENT TAX BILLS TO:  
Theresa A Portis  
5102 Monroe Street  
Matteson, IL 60443

*Law office of Miniam Cooper + Associates, LLC  
3601 Algonquin Rd., suite 610  
Rolling Meadows, IL 60008*

Property of Cook County Clerk's Office

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Escrow#: 50399-445

## EXHIBIT A

LOT 11 (UNIT 11-4) LEGAL DESCRIPTION: 5102 MONROE STREET  
THE SOUTHWESTERLY 24.00 FEET OF THE NORTHEASTERLY 78.14 FEET OF LOT 11, 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.

Note for information: The Cook County Assessor has indicated a new tax identification number will come into use for this property in question in the future. At this time the temporary issued Pin # 31-16-212-015-5102

Permanent Index Number: 31-16-212-015-0000 UL and 31-16-212-016-0000 UL and 31-16-212-017-0000 UL

Property of Cook County Clerk's Office