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SPECIAL WARRANTY DEED

717-0418 1052

THIS AGREEMENT made this 1st day of February, 2018 between REPUBLIC REAL ESTATE, INC., a 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, KBERG & LINDEN INVESTORS, INC, 14837 Langley, Dolton, Illinois 60419, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second rart, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its 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:



'Doc# 1803755071 Fee \$40.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF BEEDS

DATE: 02/06/2018 03:27 PM PG: 1 0F 2

LOT 5 IN THE SUBDIVISION OF THE PASTERLY 170 FEET OF LOT 14 IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 21-30-316-007-0000

COMMON STREET ADDRESS: 2725 East 76th Street, Chi.ago, Illinois 60649

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; all unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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, its heirs and assigns forever.

180 N Lassin St #2507

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, its 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 encumbered or charged, except as herein recited; and that the said premises, against all person lawfully claiming,

BW

1803755071 Page: 2 of 2

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or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

IN WITNESS WHEREOF, said party of the first 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.

REAL ESTATE	TRANSFER T	AX	01-Feb-2 <u>018</u>
453		COUNTY:	15.00
	(SR.)	ILLINOIS:	30.00
	(3)	TOTAL:	45.00
24 30 316	007-0001	20180201693965	1-643-395-616

REPUBLIC REAL ESTATE, INC.

Timothy T. Balin, President

State of Illinois) ss County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. BALIN, personally known to me to be the President of REPUBLIC REAL ESTATE, INC., an Illinois Corporation, and 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 as such President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his 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 is day of February, 2018

JOSEPHINE OSBORNE Norary Public, State of Illinois My commission expires 04/23/18

Commission Expires

NOTARY PUBLIC

This Deed was prepared by Balin Law P.C., 100 N. LaSalle, suite 1111, Chicago, Illino's 50602

TAX Bus 70.

KGITH LINDSEY
14837 S UNGLEY WE

DOLTON 7 60419

MATTO: DAMON MICES

8345 S. VERNON AVE CRICATED DE 6061 Petra Title, LLC. 180 N LaSalle St #2507 Chicago, IL 60601

	EAL ESTATE TRANSFER TAX			01-Feb-2018
	A CONTRACTOR OF THE PARTY OF TH	CHICAGO:		225.00
!		CTA:		90.00
		TOTAL:		315.00 *
•	21-30-316-007-0000	20180201693965		1-209-788-960

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