

UNOFFICIAL COPY

Doc#: 1803946049 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 02/08/2018 09:36 AM Pg: 1 of 2

Dec ID 20171201672042

ST/CO Stamp 0-334-890-016 ST Tax \$85.00 CO Tax \$42.50

PREPARED BY:

Codilis & Associates, P.C.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

MAIL TAX BILL TO:

Ramiro P. Arias
307 26th Ave.
Bellwood, IL 60104

MAIL RECORDED DEED TO:

Ramiro P. Arias
307 26th Ave.
Bellwood, IL 60104

1/1 170297355308

SPECIAL WARRANTY DEED

THE GRANTOR, BMO Harris Bank National Association, of 111 W. Monroe Street Chicago, IL 60603, a corporation organized and existing under the laws of _____, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Ramiro P. Arias, of 307 26th Ave. Bellwood, IL 60104, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE NORTH 60.0 FEET OF LOT 11 IN BLOCK 4, IN WILLIAM P. WALRATH'S SUBDIVISION OF THE WEST 17 CHAINS, 2 LINKS, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-10-121-010-0000

PROPERTY ADDRESS: 303 25th Ave., Bellwood, IL 60104

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

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Special Warranty Deed - Continued

Dated this December 19th 2017

BMO Harris Bank National Association

By: _____

Steven Stamper

STATE OF Wisconsin)

COUNTY OF Waukesha)

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that BMO Harris Bank National Association, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this

December 19th 2017

Gundi Lee Davis

Notary Public

My commission expires:

5-25-21

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent. _____

GUNDI LEE DAVIS
NOTARY PUBLIC
STATE OF WISCONSIN

VILLAGE OF BELLWOOD
REAL ESTATE TRANSFER TAX
11328 \$ 465.00