

UNOFFICIAL COPY

Prepared By:
Noonan & Lieberman, Ltd.
105 W. Adams, Suite 1100
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Doc#: 1808601326 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2018 01:40 PM Pg: 1 of 3

Dec ID 20180301619742
ST/CO Stamp 1-560-880-672 ST Tax \$170.00 CO Tax \$85.00
City Stamp 1-829-316-128 City Tax: \$1,874.84

Mail To:

Juan Andres Garcia
10035 S. Kolin Ave
Chicago, IL 60629

Name & Address of Taxpayer:

Juan Andres Garcia
10035 S Kolin Ave
Chicago, IL 60629

SPECIAL WARRANTY DEED

THE GRANTOR, RETAINED REALTY, INC., 5 EAST 42ND STREET NEW YORK, NEW YORK, 10017, a corporation organized and existing under the laws of the State of New York, for an in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to JUAN ANDRES GARCIA, 6035 S. Kolin Avenue Chicago, Illinois 60629, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EX. "A" FOR LEGAL

STC01146-563776
JAG



19-15-410-013-0000
6037 S. Kildare Avenue
Chicago, Illinois 60629


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; 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.

Dated this *5* day of March 2018

RETAINED REALTY INC.

By: *[Signature]*

REAL ESTATE TRANSFER TAX		23-Mar-2018
	COUNTY:	85.00
	ILLINOIS:	170.00
	TOTAL:	255.00
19-15-410-013-0000 20180301619742 1-560-880-672		

REAL ESTATE TRANSFER TAX		23-Mar-2018
	CHICAGO:	1,275.00
	CTA:	510.00
	TOTAL:	1,785.00 *
19-15-410-013-0000 20180301619742 1-829-316-128		

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

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STATE OF NEW YORK)
) SS.
COUNTY OF *New York*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that *TARA A. CALDERA*, 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 *5th* day of March 2018

James Connor

Notary Public

My commission expires: **JAMES CONNOR**
NOTARY PUBLIC, State of New York
No. 01CO007967
Qualified in Richmond County
Commission Expires February 11, 2022

Property of Cook County Clerk's Office

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COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

Exhibit A - Legal Description

Lot 28 in Block 7 in Arthur T. McIntosh's 63rd Street Addition, being a Subdivision of the West 1/2 of the Southeast 1/4 of Section 15, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office