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SPECIAL WARRANTY DEED

Doc#: 1809649283 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/06/2018 01:10 PM Pg: 1 of 4

Dec ID 20180301617209
ST/CO Stamp 0-361-315-360 ST Tax \$183.00 CO Tax \$91.50
City Stamp 0-629-750-816 City Tax: \$1,921.50

The Grantor, **Ion Home Solutions, Inc.**, a Corporation created and existing under and by virtue of the laws of the State of Utah and duly authorized to transact business in the State of Illinois, for and in consideration of TEN and NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to **Aida**

Ayala and Richard J. Roman, a Married couple or individual of 5944 W. Byron Street, Chicago, Illinois, 60634

(Strike Inapplicable):

- Individually
- As Tenants in Common
- Not as Tenants in Common, but as Joint Tenants with the Right of Survivorship
- Not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety

the following described real estate situated in Chicago, Cook County, Illinois, to wit:

LEGAL DESCRIPTION: LOT 30 AND THE WEST 1/2 OF LOT 29 IN E. A. CUMMINGS AND COMPANY'S PINE AVENUE ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE WEST 1290.2 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-04-302-021-0000

COMMONLY KNOWN AS: 5516 WEST THOMAS STREET, CHICAGO, ILLINOIS, 60651.

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done during Grantor(s) term of ownership, 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 persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following:

Chicago Title 18st00616el 2 of 4 av

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SUBJECT TO: General real estate taxes and special assessments not yet due and payable at the time of closing; covenants, conditions, and restrictions of record, if any; party walls, rights and obligations, if any; building lines and easements, zoning laws and ordinances, if any; and condominium laws of Illinois, declaration and bylaws, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Grantor.

Dated: 8 Day of March, 2018.

Signed: Joy Williams
Printed: **Joy Williams, on behalf of Ion Home Solutions, Inc. as its Vice President**

State of CA
County of Riverside } ss
Sam Bernardino

I, the undersigned, a Notary Public, do hereby certify that **Joy Williams, on behalf of Ion Home Solutions, Inc. as its Vice President** personally known to me to be the member(s) of said Corporation, and 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 as such member(s), he/she/they signed, and delivered the said instrument, pursuant to authority given by the Bylaws as his/her/their free and voluntary act, and deed of the Corporation, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this _____ day of _____ 2018.

NOTARY PUBLIC

SEE
ATTACHED
Office

(County/Illinois Revenue Stamp (If Required)) (Municipal Transfer Stamp (If Required))

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On 3/8/18 before me, Jessica Renee Ferre, Notary Public
(insert name and title of the officer)

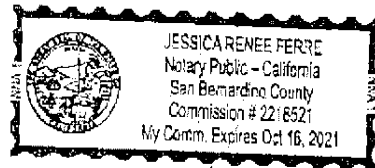
personally appeared Joy Williams
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



Property of Cook County Clerk's Office