

# UNOFFICIAL COPY



\*1812022011D\*

Doc# 1812022011 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/30/2018 11:05 AM PG: 1 OF 4

TR424701 10F1  
MAIL TO:  
Glen Fulton & Jennifer Adkins  
6605 S. HARVARD AVE  
CHICAGO, IL 60629  
SPECIAL WARRANTY DEED  
(CORPORATION TO CORPORATION)  
ILLINOIS

THIS INDENTURE, made this 30<sup>th</sup> day of April, 2018, between **Manufacturers and Traders Trust Company also known as M&T Bank successor by merger to Hudson City Savings Bank, FSB**, a corporation created and existing under and by virtue of the laws of the State of NY and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Englewood Real Estate Development Cord NFP**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

### SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **20-20-412-015-0000; 016-0000**

PROPERTY ADDRESS(ES):

**958 W 69th Street, Chicago, IL, 60621**

S y  
P 3616  
S A  
SC y  
INT 18

IN WITNESS WHEREOF, said party of the first part has caused by its Asst. VP, the day and year first above written.

REAL ESTATE TRANSFER TAX		30-Apr-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-20-412-015-0000   20180401636164   2-010-899-744		

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Manufacturers and Traders Trust  
Company also known as M&T  
Bank successor by merger to  
Hudson City Savings Bank, FSB,  
by M&T Bank, as Attorney in Fact

Lalonda Perry  
By Lalonda Perry  
Assistant Vice President

STATE OF NEW YORK )  
) SS  
COUNTY OF ERIE )

I, Marnie J. Guck, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lalonda Perry, personally known to me to be the Assistant Vice President for M&T Bank, as Attorney in Fact for Manufacturers and Traders Trust Company also known as M&T Bank successor by merger to Hudson City Savings Bank, FSB, 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 severally acknowledged that as the Assistant Vice President, she signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 20<sup>th</sup> day of April, 2018.

My commission expires: 4/14/19

Marnie J. Guck  
NOTARY PUBLIC

MARNIE J GUCK  
NOTARY PUBLIC STATE OF NEW YORK  
No. 01GU5076054  
Qualified in Erie County  
COMM. EXP. 4/14/19

This Instrument was prepared by:  
McCalla Raymer Pierce, LLC  
1 North Dearborn, Suite 1200  
Chicago, IL 60602  
BY: Amanda Griffin

EXEMPT under provisions of paragraph e  
Section 4, Real Estate Transfer Act  
Date: 4/16/18  
Sign: Amanda Griffin

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Glen Fulton & Jennifer Adkins  
6605 S HARVARD AVE  
CHICAGO, IL 60621

REAL ESTATE TRANSFER TAX	30-Apr-2018
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



20-20-412-015-0000 | 20180401636164 | 1-766-918-432

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

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## EXHIBIT A

LOT 1 AND 2 IN RESUBDIVISION OF LOTS 70, 71, 72, 73 AND 74 IN BLOCK 4 IN BENEDICTS' SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: **958 W 69th Street, Chicago, IL 60621**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/27/18, 2018

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Michael Henry  
This 27 day of April, 2018  
Notary Public Stacy J Eaton

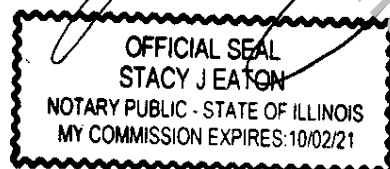


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 4/27/18, 2018

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Michael Henry  
This 27 day of April, 2018  
Notary Public Stacy J Eaton



**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)