

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 1812246017 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2018 09:41 AM Pg: 1 of 2

Dec ID 20180301628315
ST/CO Stamp 2-098-365-728 ST Tax \$140.00 CO Tax \$70.00

THIS AGREEMENT, made
between Grantor, II Red
Trading Inc., an Illinois
company, party of the first
part, and Grantee, Joseph J.
Maguire, 360 W. Hubbard,
Unit 3201, Chicago, IL 60654,
party of the second part,

unmarried
01146.54893 2/3LB

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no Dollars (\$10.00) in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, all the following described real estate, situated in Cook County, Illinois, known and described as follows:

Lot 44 and the North 1/2 of Lot 43 in Block 2 in the subdivision of lots 4 and 5 in the Partition of the West 51.49 Acres of the West 1/2 of the Northeast 1/4 and the East 41 Acres of the East 1/2 of the Northwest 1/4 of Section 30, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: **2511 Grove Ave., Berwyn, IL 60412**
Permanent Index Number: **16-30-117-005-0000**

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Together with all the hereditaments and appurtenances thereto, 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, **TO HAVE AND TO HOLD** the premises as above described.

And the party of the first part, for itself and its successors, officers and agents, does covenant, promise and agree, to and with the party of the second part, her 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, Subject To: taxes for 2017 and future years; covenants, easements, conditions and restrictions of record, rights of all occupants and tenants of the premises; any lien or interest not extinguished by the issuance and recording of the Tax Deed recorded as Document 1730334020; and any interest in the premises granted by the party of the second part or created by her acts or omissions.

REAL ESTATE TRANSFER TAX 01-May-2018



COUNTY:	70.00
ILLINOIS:	140.00
TOTAL:	210.00

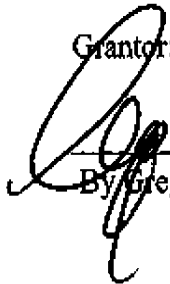
16-30-117-005-0000 | 20180301628315 | 2-098-365-728

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
cup 2-27-18 **1400.00**
COLLECTOR'S OFFICE

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IN WITNESS WHEREOF, the party of the first part has signed this Special Warranty Deed this 22nd day of April, 2018.


Grantor: II Red Trading, Inc.


By Greg R. Bingham, President

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Greg R. Bingham, as President of II Red Trading, Inc., 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of April, 2018.


Notary Public

This instrument was prepared by:
II Red Trading Inc.
336 E. North Ave., #200
Northlake, IL 60164

After Recording mail to
SEND SUBSEQUENT TAX BILES TO:
Joseph Maguire
360 W Hubbard Unit 3201
Chicago IL 60654

