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17NW7127888RM
SPECIAL WARRANTY DEED
AP 172

Doc#: 1813706139 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/17/2018 11:05 AM Pg: 1 of 3

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

Dec ID 20180501667380
ST/CO Stamp 0-575-633-696 ST Tax \$148.00 CO Tax \$74.00

THIS INDENTURE, made on the 17th day of May, 2018, by and **BEAL BANK USA**, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **ROBERT MINOR**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration 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, ALIENATE AND CONVEY unto the party of the second part, **ROBERT MINOR** and his heirs and assigns, FOREVER, all the following described real estate, situated in the County of **COOK**, State of Illinois known and described as follows, to wit: a single man

LOTS 11 AND 12 IN JOHN J. GOUWENS' SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS IN BOOK 54 PAGE 21 AS DOCUMENT 1579623, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, **ROBERT MINOR** and his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part **ROBERT MINOR** and his heirs and assigns forever, 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; 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 as to matters of title.

Permanent Real Estate Numbers: **29-15-403-016-0000 and 29-15-403-017-0000**

Address of the Real Estate: **448 East 161st Pl, South Holland, IL 60473**

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

Beal Bank USA

[Signature]
By: James Erwin
Its: Attorney-in-Fact

MAIL TO:

Shawn Bolger Ltd.
9760 Franklin Ave.
P.O. Box 1208
Franklin Park, IL 60131

SEND SUBSEQUENT TAX BILLS TO:

Robert Miner
448 E. 161st Pl.
South Holland, IL 60473

STATE OF Texas

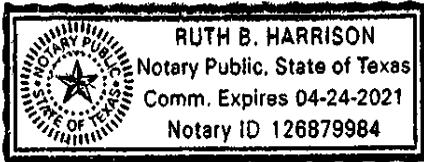
Collin COUNTY

On this date, before me personally appeared James Erwin, acknowledged that he executed the same as his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 26th day of March, 2018.

Ruth B. Harrison
Notary Public

My term Expires: 4/24/2021



(Special Warranty Deed) 448 E. 161st Pl.

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Beal Bank USA**
Mailing Address: **7195 Dallas Parkway, Plano , TX 75024**
Telephone No.: **N/A**
Attorney or Agent: **Jeff Mrozek/Crossroads Realtors**
Telephone No.: **708-889-2923**
Property Address: **448 East 161st Pl.
South Holland, IL 60473**
Property Index Number (PIN): **29-15-403-016-0000**
Water Account Number: **0490076003**
Date of Issuance: **5/10/2018**

State of Illinois)
County of Cook)

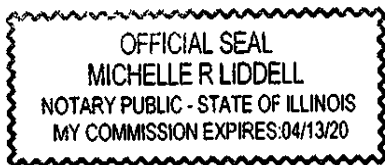
This instrument was acknowledged before me on May 10 by

Michelle R Liddell
Michelle R Liddell

(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: [Signature]
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.