

# UNOFFICIAL COPY



Doc# 1816613072 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/15/2018 01:03 PM PG: 1 OF 3

This Instrument Prepared by:  
United Title Affiliates, Inc.  
429 Apollo Beach Blvd  
Apollo Beach, FL. 33572

This space for recording information only

Return to and mail tax statements to:

Jesus Guerrero  
8128 S. Kenneth Ave  
Chicago IL 60652

Property Tax ID#: 19-35-334-018-0000 / 19-35-334-019-0000

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 10 day of June 2018, Everbank, hereinafter called GRANTOR, grants to Jesus Guerrero, a Single man, whose address is 8128 S. Kenneth Ave. Chicago, IL. 60652, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$85,000.00. and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:


**"SEE COMPLETE LEGAL ATTACHED AS  
EXHIBIT "A" INCLUDED HEREWITH AND  
MADE A PART HEREOF"**



PROPERTY ADDRESS: 3650 W. 86<sup>th</sup> Pl. Chicago, IL. 60652

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

REAL ESTATE TRANSFER TAX	15-Jun-2018
 CHICAGO:	637.50
CTA:	255.00
<b>TOTAL:</b>	<b>892.50 *</b>

REAL ESTATE TRANSFER TAX	15-Jun-2018
 COUNTY:	42.50
 ILLINOIS:	85.00
<b>TOTAL:</b>	<b>127.50</b>
19-35-334-018-0000   20180601695020   1-580-213-024	

19-35-334-018-0000 | 20180601695020 | 0-447-405-344

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

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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

TIAA FSB d/b/a EverBank

By: Adriana Shoemaker  
**Adriana Shoemaker**

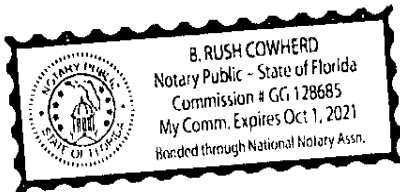
Its: Assistant Vice President

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was hereby acknowledged before me this 4 day of June, 2018, by Adriana Shoemaker, Its: Assistant Vice President of TIAA FSB d/b/a EverBank, who is personally known to me or who has produced \_\_\_\_\_, as identification, and who signed this instrument willingly.

B. Rush Cowherd  
Notary Public **B. Rush Cowherd**  
My commission expires: 10/1/21



Property of County Clerk's Office

**EXHIBIT A**

All that property situate in the County of Cook and State of Illinois described as:

Lots 241 and 242 in 87th and Crawford Highlands, being a subdivision of Lots 1, 2 and 3 in Hatley and Boyer's Resubdivision in the South 1/2 of the Southwest 1/4 of Section 35, Township 38 North, Range 13 East of the Third Principal Meridian, (Except the Right of Way of the Grand Trunk and Wabash Railroad) in Cook County, Illinois.

Being the same property conveyed to EverBank by deed dated 4/3/2017, recorded 4/18/2017 in Instrument #1710855231 in the County of Cook and State of Illinois.

More commonly known as: 3650 W. 86th Place, Chicago, IL 60652

Parcel ID: 19-35-334-018-0000 and 19-35-334-019-0000

Property of Cook County Clerk's Office