

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21st
day of June, 2018
between WHEELER FINANCIAL, INC., an
Illinois corporation created and
existing under and by virtue of the
laws of the State of Illinois and
duly authorized to transact business
in the State of Illinois, party of
the first part, and Luis Salazar*
whose address is 1715 S. 15th Lot 17
Plattsmouth, NE 68048-2328, 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 good and
valuable consideration in hand paid
by the party of the second part, the
receipt whereof is hereby

Doc#: 1819025025 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/09/2018 10:25 AM Pg: 1 of 2

Dec ID 20180601607786
ST/CO Stamp 1-109-938-976 ST Tax \$22.50 CO Tax \$11.25

* AND IGNACIO SALAZAR, AS JOINT TENANTS
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 his heirs and assigns, FOREVER, all the following described real estate, situated in
the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 1609-1W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS IN 1609-1613 ASTOR CONDOMINIUM, AS DELINEATED AND
DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 27181716, IN
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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, 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, his 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; 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: all unpaid general taxes and special assessments
for the year 2017 and subsequent years and to covenants, conditions, easements and
restrictions of record.

Permanent Real Estate Index Number(s): 29-01-424-017-1002

Address of real estate: 1609 ASTOR ST., UNIT #1609-1W, CALUMET CITY, IL 60409

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 President,
and attested by its Secretary, the day and year first above written.

FIRST AMERICAN TITLE
FILE # 2925578

WHEELER FINANCIAL, INC., an Illinois
corporation,

By: Timothy E. Gray
Timothy E. Gray, President

Attest: David R. Gray, Jr.
David R. Gray, Jr., Secretary

This instrument prepared by: The Law Offices of David R. Gray, Jr., Ltd., 120 North LaSalle
Street, Suite 2850, Chicago, Illinois 60602

UNOFFICIAL COPY

MAIL TO:

LUIS SACOZAN

(Name)

1609 ASTOR UNIT 1W

(Address)

CALUMET CITY, IL 60409

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

LUIS SACOZAN

(Name)

1609 ASTOR UNIT 1W

(Address)

CALUMET CITY, IL 60409

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS)

) SS:

COUNTY OF COOK)

REAL ESTATE TRANSFER TAX



52650

6/22/18

Calumet City - City of Homes \$ 92

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Gray, personally known to me to be the President of WHEELER FINANCIAL, INC., an Illinois corporation, and David R. Gray, Jr., personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of June, 2018.



Theresa Noel
Notary Public

REAL ESTATE TRANSFER TAX



52649

6/22/18

Calumet City - City of Homes \$ 92

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

Office