

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Pacific Union Financial, LLC
herein called 'GRANTOR,'
whose mailing address is: c/o
1601 LBj Freeway, Suite 500,
Farmers Branch, TX 75234

FOR AND IN CONSIDERATION OF
\$105,000 and no/100
dollars, and other good and valuable
consideration to it in hand paid by the party
or parties identified below as GRANTEE
hereunder, by these presents does grant,
bargain, and sell unto:


Chicago Title Land Trust No. 8002378592, dated August 25, 2018.

Called 'GRANTEE' whose mailing address is: 16 S. LaSalle Street, Suite 2750, Chicago, IL 60603
All that certain real property situated in Cook County, Illinois and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Tax No.: 25-17-405-033-0000
Address of Property: 1038 W. 108th Place, Chicago, IL 60643

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto in any wise belonging, unto the said GRANTEES, his heirs or successors and assigns forever, subject to (a) covenants, conditions and restrictions of record; (b) private, public and utility easements, and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed, if any; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, if any; (g) general real estate taxes not yet due or payable; (h) building code violations and judicial proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if any, as many be disclosed by a plat of survey; (k) drainage ditches, drains, tiles, feeders, laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of mineral estate.

REAL ESTATE TRANSFER TAX		13-Sep-2018
	CHICAGO:	787.50
	CTA:	315.00
	TOTAL:	1,102.50*

25-17-405-033-0000 | 20180901676448 | 0-762-654-880

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



18256160880



Doc# 1825616088 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/13/2018 12:44 PM PG: 1 OF 3

REAL ESTATE TRANSFER TAX		13-Sep-2018
	COUNTY:	52.50
	ILLINOIS:	105.00
	TOTAL:	157.50

25-17-405-033-0000 | 20180901676448 | 1-738-694-816

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GRANTOR will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR, and no others.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 29th day of August, 2018.

By: [Signature]

Pacific Union Financial, LLC, Donald Edwards

Date: 8/29/2018

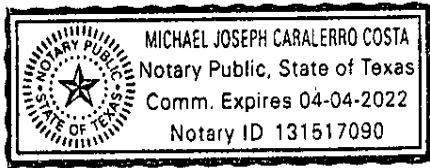
Full Legal Name: Donald Edwards

Title: Limited Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me this 29th day of August, 2018, by Donald Edwards, of Limited Assistant Vice President. He/She () is personally known to me or () produces _____ as identification.

Witness my hand and official seal this 29th day of August, 2018.



[Signature]
Notary Public
Printed Name: Michael Joseph Caralero Costa
My Commission Expires: 04-04-2022
Commission No.: 131517090

1009035 1461

Prepared By and Mail To:
Lakeland Title Services
Brenda L. Murzyn
1300 Iroquois Ave, Suite 100
Naperville, IL 60563

Send Subsequent Tax Bills To:
Chicago Title Land Trust
No.8002378892, dated August 25, 2018.
10 S. LaSalle Street, Suite 2750
Chicago, IL 60603

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EXHIBIT A:

LOT 33 IN BLOCK 6 IN MANCHESTER LAND AND INVESTMENT CO'S SUBDIVISION OF BLOCKS 1, 4 AND 6 IN GEORGE G. STREETS SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

FOR INFORMATION ONLY: 25-17-405-033-0000
1038 W. 108th Place, Chicago IL 60643

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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