# **UNOFFICIAL COPY**

Doc#. 1829946007 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 10/26/2018 10:15 AM Pg: 1 of 2

MAIL TAX BILL TO:

Jose J. Magallanes Sylvia Magallanes 10121 S. Avenue M Chicago, IL 60617 Dec ID 20181001697975

ST/CO Stamp 1-966-271-648 ST Tax \$48.00 CO Tax \$24.00

City Stamp 0-892-529-824 City Tax: \$504.00

### MAIL RECORDED DEED TO:

Jose J. Magallanes Sylvia Magallanes 10121 S. Avenue M Chicago, IL 60017

PREPARED BY

Cohen Jutla Dovitz Marowka, LLC 10729 W. 159th Street Orland Park, IL 60467 2, (708) 460-7711

#### SPECIAL WARRANTY DEED

(Corporation to Individuals)

THE GRANTOR, TCF NATIONAL BANK, a national banking association existing under and by virtue of the laws of the United States of America, headquartered in the State of South Dakota and duly authorized to transact business in the State of Illinois, with its principal office in Illinois located at 800 Burr Ridge Parkway, Burr Ridge, II 30527, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, in hand paid, and pursuant to the authority given by the Board of Directors of TCF National Bank CONVEYS AND WARRANTS to JOSE J. MAGALLANES,

Chicago, Illinois, and SYLVIA MAGALLANES,

Chicago, Illinois, not as tenants in common but as joint terants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to yit:

### LEGAL DESCRIPTION:

LOT 42 AND THE SOUTH 1/2 OF LOT 43 IN BLOCK 3 IN TAYLOR'S THIRD ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH 693.4 FEET OF THE WEST 1675.43 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 10121 S. AVENUE M, CHICAGO, IL 60617

Permanent Index No.: 26-08-120-008-0000

Attorney's Title Guaranty Fund, Inc. 1 S. Wacker Dr. Ste. 2400 Chicago, IL. 60606-4650 Recording Department

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GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

In witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and attested to by its Senior Vice President this 3rd day of October TCF NATIONAL BANK ATTEST: STATE OF ILLINOIS SS. ) COUNTY OF COOK ) I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Randy Fuchser, personally known to me to be a Vice President of TCF National Bank and Jeff Memeti, personally known to me to be a Senior Vice President of TCF National Bank, 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 that as such Vice Fresident and Senior Vice President, they signed and delivered the said instrument, not individually, but in their capacity as Vice President and Senior Vice President of TCF National Bank, for the uses and purposes therein set forth. Given under my hand and official seal, this \_\_\_\_ 3rd day of October Commission expires: 04/21/2021 **DINORA CEPEDA** NOTARY PUBLIC, STATE OF ILLINOIS MY GOMMISSION EXPIRES 04/21/2021 **Notary Public**