

UNOFFICIAL COPY



1835255217D

SPECIAL WARRANTY DEED

Statutory (Illinois)

(Corporation to Individual)

2018-00922-SS RE1809072

MAIL TO:

SingleSource Property Solutions
1000 Noble Energy Drive, Suite 300
Canonsburg, PA 15317

Doc# 1835255217 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/18/2018 02:46 PM PG: 1 OF 2

NAME & ADDRESS OF TAXPAYER:

James Holiday
29 W. 114th Street
Chicago, IL 60628

THE GRANTOR, American Advisors Group, a corporation created and existing under and by virtue of the laws of the State of California and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to, James Holiday, 10144 S. Union Street, Chicago, IL 60628, party of the second part, all interest in the following described Real Estate situated in Cook County and the State of Illinois, to wit:

THE WEST 20 1/2 FEET OF LOT TWELVE (12), THE EAST HALF (1/2) OF LOT THIRTEEN (13) IN BLOCK SEVEN (7) IN THE FIRST ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST 775.5 FEET OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/2) OF SECTION 22, TOWNSHIP 37, NORTH, RANGE 14 (EXCEPT RAILROAD LANDS) LAST OF THE THIRD PRINCIPAL MERIDIAN.


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, their 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, their 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 incumbered 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:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.



Permanent Index No.(s): 25-21-229-011-0000
Property Address: 29 W. 114th Street, Chicago, IL 60628

PREMIER TITLE

REAL ESTATE TRANSFER TAX		17-Dec-2018
	CHICAGO:	60.00
	CTA:	24.00
	TOTAL:	84.00 *

25-21-229-011-0000 | 20180301616708 | 1-766-147-744

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

REAL ESTATE TRANSFER TAX		17-Dec-2018
	COUNTY:	4.00
	ILLINOIS:	8.00
	TOTAL:	12.00

25-21-229-011-0000 | 20180301616708 | 0-425-166-496

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to the presents by its Authorized Signatory, this 5 day of October, 2018.

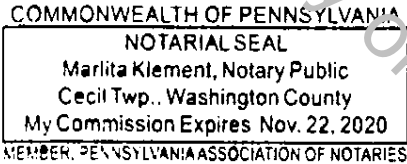
Name of Corporation: American Advisors Group by SingleSource Property Solutions LLC as attorney in fact
By [Signature] Authorized Signatory

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Pennsylvania)
COUNTY OF Washington)SS

On this, the 5 day of October, 2018, before me, a Notary Public, the authorized signatory, personally appeared Sam Williams, who acknowledged to be the Chief Counsel of SingleSource Property Solutions LLC as attorney in fact for American Advisors Group and that in such capacity and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as its Chief Counsel.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Marilita Klement Notary Public
My commission expires November 22, 2020

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph , Section 4,
Real Estate Transfer Act
Date:
Signature:

Prepared by:
Anselmo Lindberg & Associates LLC
1771 W. Diehl Ste 120
Naperville, IL 60563

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

Property Address: 29 W. 114th Street, Chicago, IL 60628

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B