

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

MAIL TO:

Rosa Gutierrez and Victor Gutierrez
2149 W. 21st Place
Chicago, IL 60608



Doc# 1907917092 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/20/2019 12:38 PM PG: 1 OF 2

THE GRANTOR, Semper Fidelis LLC, an Illinois Limited Liability Company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as a member (s) of said company, conveys and warrants to,

Rosa Gutierrez and Victor Gutierrez, tenants by the entirety as joint tenants

the following described real estate situated in the County of Cook, State of Illinois, to wit:

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

~~1998352 1/4~~, 1999039 1/4

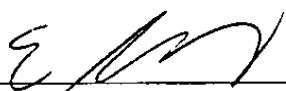
LEGAL DESCRIPTION:

LOTS 73 AND 74 IN BLOCK 11 IN STEEL'S SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2754 & 2758 S Spaulding Ave., Chicago, Illinois 60623, subject to: general real estate taxes for the year 2018 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Dated: March 13, 2019.



Semper Fidelis LLC
By: Elyse Rosenzweig - managing member

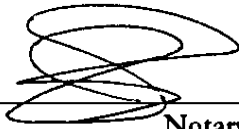
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State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Elyse Rosenzweig managing member of Semper Fidelis LLC is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 13 day of March, 2019






Notary Public



My commission expires: _____

Permanent Index Number: 16-26-413-046-0000 and 16-26-413-047-0000
Grantees Address: Rosa Gutierrez and Victor Gutierrez
Mail subsequent tax bills and Deed to: 2147 W. 21st Pl, Chicago, IL 60608
PREPARED BY: IRA T. KAUFMAN. - 185 N. FRANKLIN ST., FLOOR 2, CHICAGO, ILLINOIS 60606

REAL ESTATE TRANSFER TAX		19-Mar-2019
	CHICAGO:	1,012.50
	CTA:	405.00
	TOTAL:	1,417.50 *

16-26-413-047-0000 | 20190301621585 | 0-024-255-904

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

REAL ESTATE TRANSFER TAX		20-Mar-2019
	COUNTY:	67.50
	ILLINOIS:	135.00
	TOTAL:	202.50

16-26-413-047-0000 | 20190301621585 | 0-404-495-776