

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Illinois)

Doc#: 1910213091 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/12/2019 10:14 AM Pg: 1 of 2

Dec ID 20190401645231  
ST/CO Stamp 1-205-228-448 ST Tax \$12.50 CO Tax \$6.25  
City Stamp 1-242-174-368 City Tax: \$131.25

THIS AGREEMENT, made this 1st day of April, 2019, between SouthSide, LLC, party of the first part, and Ismael Bue party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$12,500 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents do hereby REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

\* and Maria Rios, husband and wife as joint tenants.

### PARCEL N:


LOT 11 IN BLOCK 8 IN VAN H. HIGGINS' SUBDIVISION OF THE 25 ACRES SOUTH OF AND ADJOINING THE NORTH 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-04-415-027-0000

Commonly known as: 4454 S. Princeton, Chicago, IL 60609



1/1  
FIDELITY NATIONAL TITLE

099007021

| REAL ESTATE TRANSFER TAX  | 11-Apr-2019     |
|---|-----------------|
|  | CHICAGO: 93.75  |
|   | CTA: 37.50      |
|   | TOTAL: 131.25 * |

20-04-415-027-0000 | 20190401645231 | 1-242-174-368

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

| REAL ESTATE TRANSFER TAX  | 11-Apr-2019     |
|---|-----------------|
|  | COUNTY: 6.25    |
|  | ILLINOIS: 12.50 |
|   | TOTAL: 18.75    |

20-04-415-027-0000 | 20190401645231 | 1-205-228-448

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 in claim and same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to the permitted exceptions on the attached Exhibit A.

