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SPECIAL WARRANTY DEED

This instrument was prepared by:

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Demchenko Law, P.C.
120 N. LaSalle St., Suite 2750
Chicago, IL 60602

Doc#: 1919057082 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/09/2019 01:14 PM Pg: 1 of 2

Dec ID 20190701624035
ST/CO Stamp 0-496-076-896 ST Tax \$49.00 CO Tax \$24.50
City Stamp 0-825-514-080 City Tax: \$514.50

THE GRANTOR, **MIDFIRST BANK**, a federally chartered savings association existing under the laws of the United States of America, for and in consideration of **TEN (10) DOLLARS** and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Director, **REMISES, RELEASES, ALIENATES AND CONVEYS** unto THE GRANTEE, **B&B DWELLING LLC**, an Illinois limited liability company, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


LOT 35 IN BLOCK 33 IN S.E. GROSS SUBDIVISION OF BLOCKS 27 TO 42 INCLUSIVE IN DAUPHIN PARK 2ND ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 25-03-212-033-0000

Address of Real Estate: 432 E. 89th St., Chicago, IL 60619



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 Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, **TO HAVE AND TO HOLD** the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL SPECIALLY WARRANT AND DEFEND** the said real estate against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to current taxes and other assessments, reservations, in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities, whether recorded or unrecorded.

REAL ESTATE TRANSFER TAX		09-Jul-2019
	CHICAGO:	367.50
	CTA:	147.00
	TOTAL:	514.50 *

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

REAL ESTATE TRANSFER TAX		09-Jul-2019
	COUNTY:	24.50
	ILLINOIS:	49.00
	TOTAL:	73.50

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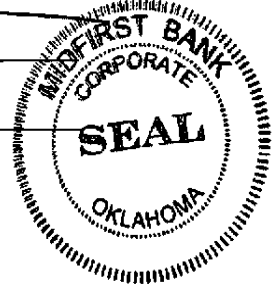
Dated this 3rd day of July, 2019.

IN WITNESS WHEREOF, MidFirst Bank has caused this instrument to be signed by its duly authorized officers on its behalf this 3rd day of July, 2019.

MIDFIRST BANK

By: Cindy Countryman
CINDY COUNTRYMAN
Its: Vice President

Attest: [Signature]
Its: Nicole Fisher
Asst. Secretary



STATE OF Oklahoma)
COUNTY OF Oklahoma) SS.

I, Valerie Wilkerson, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CINDY COUNTRYMAN and Nicole Fisher, being Vice President and Assistant Secretary, respectively, of MidFirst Bank ("Bank"), 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 President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said bank to be affixed thereto, pursuant to authority given by the Board of Directors of said Bank, as their free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

Given under my hand and seal, this 3rd day of July, 2019

By: Notary Public

Valerie Wilkerson
Valerie Wilkerson



Address of Real Estate: 432 E. 89th St., Chicago, IL 60619

Mail to & Mail tax Bill:
B&B Dwelling LLC
2427 W. Erie St
Chicago, IL 60612