

19656546 CH
ATA National Title Group, LLC
120 S. LaSalle Street, Suite 1240
Chicago, IL 60603

UNOFFICIAL COPY

Doc#: 1924845012 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/05/2019 09:21 AM Pg: 1 of 2

Dec ID 20190801673446
ST/CO Stamp 1-392-693-856 ST Tax \$680.00 CO Tax \$340.00
City Stamp 0-185-807-456 City Tax: \$7,140.00

Prepared by:
Cambi L. Cann
Law Offices of Cambi L. Cann, P.C.
22 W. Washington, Suite 1500
Chicago, Illinois 60602

After recording mail to:
Nalczak Hernandez
3354 N. Paulina St #200
Chicago, IL 60657

Send future tax bills to:
Sol Flores
4563 S Michigan Ave
Chicago IL 60653

(Above space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTORS, **MERRILL J. MONROE AND ANGELA HIGGINBOTHAM MONROE**, husband and wife ("Grantors"), having an address of 4563 South Michigan Avenue, Chicago, Illinois 60653, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANT, BARGAIN, SELL AND CONVEY, with special warranty covenants, to **SOL FLORES**, a Single Man ("Grantee"), having an address of 2125 N. Paulina Blvd. Chicago IL, all of their right, title, and interest in the following described Real Estate:

LOTS 18 AND 19 IN BLOCK 1, IN WINSTON'S SUBDIVISION OF THE SOUTH 34 ACRES OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-03-314-016-0000
Commonly known as: 4563 South Michigan Avenue, Chicago, Illinois 60653

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) special assessments or taxes confirmed or unconfirmed; (d) building lines and easements of record so long as such items do not affect the current use of the Real Estate; and (e) acts done or suffered by Grantee or anyone claiming through Grantee.

Grantors, for themselves, and their successors, do covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantors but not otherwise.

This is not a homestead property.

[Signature and notary page to follow]

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed as of the 30th day of August, 2019.

Merrill L. Monroe
Merrill L. Monroe

Angela Higginbotham Monroe
Angela Higginbotham Monroe

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Cambi L. Cann, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MERRILL L. MONROE**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 30th day of August, 2019.

Notary Public
My Commission Expires: 3/27/22



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Cambi L. Cann, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **ANGELA HIGGINBOTHAM MONROE**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 30th day of August, 2019.

Notary Public
My Commission Expires: 3/27/22

