

UNOFFICIAL COPY

SPECIAL WARRANTY DEED CORPORATION TO INDIVIDUAL(S)

Doc#: 1926808130 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/25/2019 10:59 AM Pg: 1 of 4

Dec ID 20190901689326
ST/CO Stamp 0-590-490-208

ILLINOIS

Above Space for Recorder's Use Only

THIS AGREEMENT between Devitt Construction Company a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and (Name and Address of Grantee(s) Jorge Guerrero and Jorge Guerrero Rubio, Jr. as Joint Tenants of 14501 S. Karlov Ave, Midlothian, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto).*

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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Jorge Guerrero and Jorge Guerrero Rubio, Jr., his/her/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, his/her/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: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 28-03-412-041-0000

Address(es) of Real Estate: 14246 S. Karlov Ave., Crestwood, Illinois 60482

FIDELITY NATIONAL TITLE

0019020999
1 of 3

The date of this deed of conveyance is 09/____/2019.

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IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its President and attested by its Secretary, on the date stated herein.

Name of Corporation:

DEVITT Construction
By: John Devitt President

Attest: Rose M. Devitt Secretary

State of Illinois

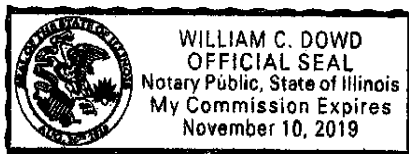
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the President of Devitt Construction Company a Corporation, and personally known to me to be the Secretary of said corporation, and 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 President and Secretary, they signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

JOHN DEVITT

* ROSE M. DEVITT

Given under my hand and official seal 09/____/2019.



William C. Dowd

Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH 6, SECTION 4, REAL ESTATE TRANSFER TAX ACT

* 9-11-19

William C. Dowd

REAL ESTATE TRANSFER TAX

12-Sep-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-03-412-041-0000

| 20190901689326 | 0-590-490-208

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LEGAL DESCRIPTION RIDER

For the premises commonly known as: 14246 S. Karlov Ave
Crestwood, Illinois 60482

Legal Description:

LOT 5 IN DEVITT ACRES NO.2 (EXCEPT THE NORTH 60 FEET OF THE EAST 225 FEET, AND EXCEPT THE SOUTH 20 FEET OF THE EAST 85 FEET) IN DEVITT ACRES NO. 2 BEING A SUBDIVISION OF LOTS 4 AND 5 IN BLOCK 7 IN A.T. MCINTOSH AND COMPANY'S MIDLOTHIAN HIGHLANDS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 3 TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1994 AS DOCUMENT NO. 94585736.

This instrument was prepared by:
Alicja G Plonka
Plonka Law Office
4111 W. 47th Street
Chicago, IL 60632

Send subsequent tax bills to:
Jorge Guerrero and Jorge Guerrero
Rubio, Jr.
14501 S. Karlov Ave Midlothian
Illinois

Mail recorded document to:
Jorge Guerrero and Jorge Guerrero
Rubio, Jr.
14501 S. Karlov Ave Midlothian
Illinois

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STATEMENT BY GRANTOR AND GRANTEE

The grantor, or his agent, affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED September 11, 2019

Signature: Mary J. Moore
Grantor or Agent

SUBSCRIBED AND SWORN TO before me
this 11th day of September, 2019.

James W. Garlinger
Notary Public



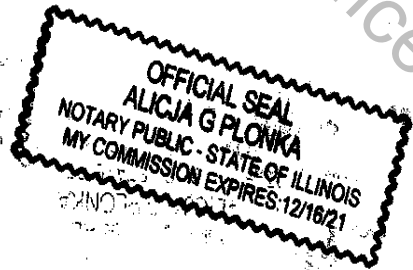
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED 9/12/19

Signature: Brian Kewany
Grantee or Agent

SUBSCRIBED AND SWORN TO before me
this 12th day of SEPTEMBER, 2019.

Alicja G. Plonka
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.