

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 6th day of March, 2019 between REPUBLIC REAL ESTATE, INC., 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, JOHNETTA EATMON, 3736 168th Place, County Club Hills Illinois 60478, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its 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:



Doc# 1931245088 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2019 01:48 PM PG: 1 OF 3

LOT 73 IN J.E. MERRION'S NOB HILL ADDITION TO COUNTRY CLUB HILLS, A RESUBDIVISION OF LOTS 22 TO 75 INCLUSIVE; LOTS 104 TO 132 INCLUSIVE; LOTS 257 TO 186 INCLUSIVE TOGETHER WITH VACATED STREET, ALL IN J.E. MERRION'S COUNTY CLUB HILLS SIXTH ADDITION, A SUBDIVISION OF PART OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 28-26-107-046-0000

COMMON STREET ADDRESS: 3736 168th Place, County Club Hills, Illinois 60478

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; all unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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, its heirs and assigns forever.

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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, its 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 person lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, the day and year first above written.

REPUBLIC REAL ESTATE, INC.

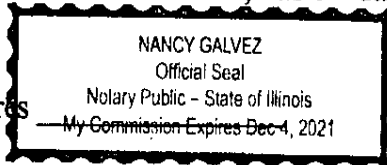
BY: Timothy T. Balin
Timothy T. Balin, President

State of Illinois)
) ss
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. BALIN, personally known to me to be the President of REPUBLIC REAL ESTATE, INC., an Illinois Corporation, and 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 as such President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth

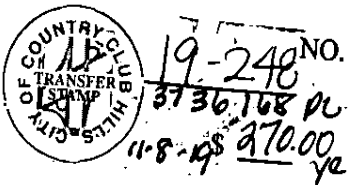
Given under my hand and official seal, this 6th day of March 2019.

Commission Expires



Nancy Galvez
NOTARY PUBLIC

This Deed was prepared by Balin Law P.C., 100 N. LaSalle, suite 1111, Chicago, Illinois 60602



REAL ESTATE TRANSFER TAX		08-Nov-2019
COUNTY:		27.00
ILLINOIS:		54.00
TOTAL:		81.00

28-26-107-046-0000 | 20190701628111 | 1-247-777-120

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STATEMENT BY GRANTOR AND GRANTEE

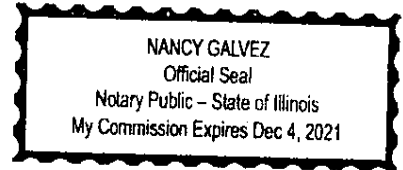
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3-6-19

Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said TIMOTHY BAIN affiant
this 6th day of MARCH, 2019

Notary Public [Handwritten Signature]



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 5-3-2019

Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Emmett McEnany affiant
this 3rd day of MAY, 2019

Notary Public Shannon E Jordan



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

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)