

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Grantor(s), AMERICAN ESTATE & TRUST fbo Sherie Lemasters IRA, of Evergreen, CO, for and in consideration of the sum of: **Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, CONVEY(s) and WARRANTS(s) to:** IRA Resources FPO Thomas Spengler IRA, of Olympia, WA, the Grantee, all interest in the following described Real Estate, to wit:

### Legal Description:

LOT 30 IN WELL'S SUBDIVISION OF BLOCK 8 IN STREETS SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 25-17-315-028-0000

Commonly known as: 1230 W 109th Street, Chicago, IL 60643

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor, but not otherwise, except for any permitted exceptions.

THIS DEED is an absolute conveyance to Grantee of the title to the Property and is not intended to serve or operate as a mortgage, security agreement or security interest of any kind. A portion of the consideration for this Deed is the agreement by Grantor to forbear from pursuing its remedies against Grantor for payment of indebtedness secured by the Loan Agreement, but this Deed is not given in satisfaction of the Loan Agreement.

GRANTEE, by acceptance of this Deed, and Grantor acknowledge and agree that this Deed is not intended to, and shall not, operate to merge the ownership interest conveyed with any other interest or lien which Grantee may now have or subsequently acquire in the Property, it being the intention of the parties that said interest, including, but not limited to, any interest in the Loan Agreement shall continue to be a valid and enforceable lien against the Property, and shall not merge with Grantee's ownership interest in the Property.

### EXHIBIT "B"

REAL ESTATE TRANSFER TAX	31-Oct-2019
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-17-315-028-0000 | 20191001613874 | 1-697-816-928

REAL ESTATE TRANSFER TAX	12-Nov-2019
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-17-315-028-0000 | 20191001613874 | 0-817-164-640



Doc# 1931616060 Fee \$88.00  
 THSP FEE:\$9.00 RPRF FEE: \$1.00  
 EDWARD M. MOODY  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 11/12/2019 04:11 PM PG: 1 OF 3

Y  
 P 3  
 S  
 M X  
 SC  
 E X  
 INT

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

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In Witness Whereof. The said Grantor has hereunto set his/her hand and seal, this 17 day of Sept., 20 19.

American Estate & Trust fbo Sherie Lemasters IRA

By: 

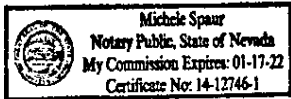
Print Name/Title: Christine Motes, Trust Officer


Nevada  
STATE OF ~~ILLINOIS~~ )  
Clark ) SS:  
COUNTY OF ~~COOK~~ )

### ACKNOWLEDGMENT


Before me, the undersigned, a Notary Public in and for said County and State, this Sept. 17 day of Sept. 17, 20 19, personally appeared Christine Motes Grantor(s) and acknowledged the execution of the foregoing instrument was a free and voluntary act.

Witness my hand and official seal.



  
Notary Public

EXEMPT UNDER PROVISIONS OF PAR. (E) 35 ILCS 200/35-45 PROPERTY TAX CODE

DATE: 9-17-19 SIGNED: 

#### MAIL TO & SEND TAX BILLS TO:

This instrument prepared by: Law Office of James Kottaras, P.C., 150 N Michigan Ave, Ste 2800, Chicago, IL 60601

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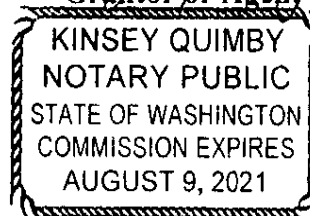
## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in 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 Nov 1, 2019

Signature: Thomas J. Spangler  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor  
This 1 day of November, 2019.  
Notary Public Kinsey Quimby

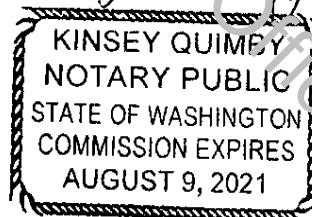


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date Nov 1, 2019

Signature: Thomas J. Spangler  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 1 day of November, 2019.  
Notary Public Kinsey Quimby



**Note:** Any person who knowingly submits a false statement concerning the identity of **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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)