

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

0019030825

SPECIAL WARRANTY DEED

Doc#: 1933908288 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/05/2019 10:53 AM Pg: 1 of 2

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

Dec ID 20191101651587
ST/CO Stamp 1-676-835-168 ST Tax \$57.00 CO Tax \$28.50

THIS INSTRUMENT, made on the 18th day of October, 2019, by and between **AMERICAN ADVISORS GROUP** by SingleSource Property Solutions LLC, as Attorney in Fact, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **ROSA ALAGNA** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, **ROSA ALAGNA** and her heirs and assigns, FOREVER, all the following described real estate, situated in the County of **COOK**, State of Illinois known and described as follows, to wit:

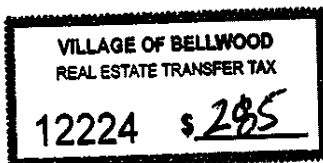
THE SOUTH 40 FEET OF LOT 4 IN BLOCK 6 IN WILLIAM B. WALRATH'S SUBDIVISION OF PART OF THE WEST 17 CHAINS AND 2 LINKS OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 above described, with the appurtenances, unto the party of the second part **ROSA ALAGNA** and her 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 **ROSA ALAGNA** and her 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 persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: **15-10-301-022-0000**

Address of the Real Estate: **436 23RD AVENUE BELLWOOD, IL 60104**



REAL ESTATE TRANSFER TAX		03-Dec-2019
COUNTY:		28.50
ILLINOIS:		57.00
TOTAL:		85.50
15-10-301-022-0000 20191101651587 1-676-835-168		

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

AMERICAN ADVISORS GROUP

Dennis Egercic

By: SingleSource Property Solutions LLC, as Attorney in Fact
Pursuant to a delegation of authority

Property of Cecil County Clerk's Office

MAIL TO:

Rosa^{rio} A. Alagna
904 S. Roselle Rd.
345
Schaumburg, IL 60193

SEND SUBSEQUENT TAX BILLS TO:

Rosa^{rio} A. Alagna
904 S. Roselle Rd.
345
Schaumburg, IL 60193

STATE OF Pennsylvania

Washington COUNTY

On this date, before me personally appeared Dennis Egercic
acknowledged that she/he executed the same as her/his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of
Pennsylvania aforesaid, this 18th day of October, 2019.

[Signature]
Notary Public

My term Expires: May 20, 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Salyrn Williams, Notary Public
Cecil Twp., Washington County
My Commission Expires May 20, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES