

# UNOFFICIAL COPY

Doc#: 2000855162 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/08/2020 12:13 PM Pg: 1 of 7

Dec ID 20191201677196  
ST/CO Stamp 0-753-317-216 ST Tax \$83.00 CO Tax \$41.50  
City Stamp 1-581-346-144 City Tax: \$871.50

## SPECIAL WARRANTY DEED

**After recording return to:**  
Novare NSS, LLC  
3180 Curlew Road, Suite 108  
Oldsmar, FL 34677

File Reference#: 31854IL

Prepared: P. DeSantis, Esquire  
235 West Brandon Blvd., #191  
Brandon, Florida 33511  
(866) 755-6300

**Name and Address of Tax**

**Payer:**

Caleb Rhoads  
Ana Rhoads  
10660 Lorwood Drive  
Dallas, TX 75238

### **FIDELITY NATIONAL TITLE CH19025492WC**

This SPECIAL WARRANTY DEED, executed this 21 day of October, 2019, **WENDRUICK EMILCAR, a married man, joined by his spouse ALEXANDRA S. JOSEPH**, residing at 1002 South East Street, Lake Worth, FL 33460, hereinafter referred to as **GRANTORS**, convey and special warrant to **CALEB RHOADS and ANA RHOADS, husband and wife, as tenants by the entirety** with a mailing address of 10660 Lorwood Drive, Dallas, TX 75238, hereinafter referred to as **GRANTEES**:

Wherever used herein the terms "GRANTORS" AND "GRANTEES" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTORS, for and in consideration of the sum of **EIGHTY-THREE THOUSAND and 00/100 DOLLARS (\$83,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell assign, remise, release, convey and confirms unto the GRANTEES, all that certain land, situated in Cook County, Illinois, viz:

**LOT 1 IN BLOCK 1 IN CORNELIUS KUYPER SR. SECOND ADDITION TO PULLMAN A SUBDIVISION OF LOT 16 AND PART OF LOT 15 IN ASSESSOR'S WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED OCTOBER 11, 1900 AS DOCUMENT 3019357, IN COOK COUNTY, ILLINOIS.**

# UNOFFICIAL COPY

**BEING THE SAME PROPERTY CONVEYED FROM WHEELER FINANCIAL, INC., AN ILLINOIS CORPORATION TO WENDRICK EMILCAR BY SPECIAL WARRANTY DEED RECORDED JANUARY 26, 2017 IN INSTRUMENT NO. 1702604038 IN THE CLERK'S OFFICE IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.**

**Property Address:** 10920 South Indiana Avenue, Chicago, IL 60628

**Permanent Index Number#:** 25-15-319-025-0000

*The legal description was obtained from a previously recorded instrument.*

**SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING, COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.**

**FURTHER SUBJECT TO ALL MATTERS OF RECORD.**

TO HAVE AND TO HOLD, the same in fee simple, to the Grantees, their heirs and assigns, with covenant on the part of the Grantors, (1) that at the time of the making and delivery of this deed the Grantors are the lawful owners of an indefeasible estate in fee simple, in and to the premises therein described, and has good right and full power to convey the same; (2) that the same are free from all encumbrances made or suffered by the Grantors, and it cannot be held to warrant title generally against all persons; and (3) that it does further covenant and bind themselves, and their heirs and assigns to warrant and forever defend the title to the property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantors, but no further or otherwise. Such covenants shall be obligatory upon any Grantors, their heirs and assigns, as fully and with like effect as if written at length herein.

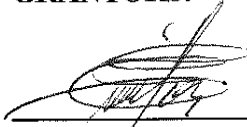
*The remainder of this page has been intentionally left blank.*

*Signature page to follow.*

# UNOFFICIAL COPY

DATED THIS 21 DAY OF October, 2019.

**GRANTORS:**

  
WENDRUCK EMILCAR

see attached  
ALEXANDRA S. JOSEPH

STATE OF Illinois

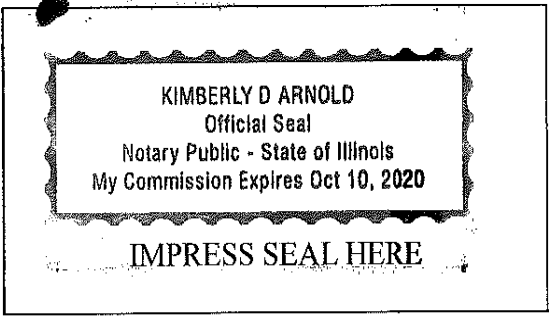
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that WENDRUCK EMILCAR and ~~ALEXANDRA S. JOSEPH~~, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my and official seal this 21 day of October, 2019.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-10-2020



\_\_\_\_\_  
COUNTY - ILLINOIS TRANSFER STAMP

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

# UNOFFICIAL COPY

DATED THIS 21 DAY OF October, 2019.

**GRANTORS:**

See attached  
WENDRUICK EMILCAR

Alexandra S. Joseph  
ALEXANDRA S. JOSEPH

STATE OF Florida

COUNTY OF Palm Beach

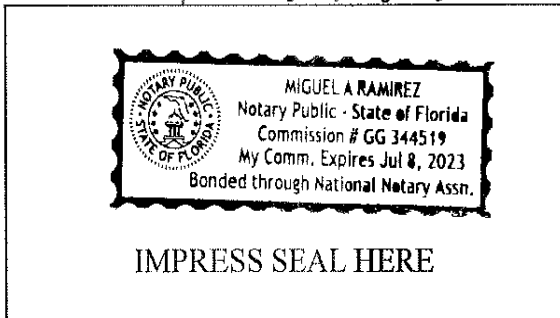
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ~~WENDRUICK EMILCAR~~ and ALEXANDRA S. JOSEPH, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my and official seal this 21st day of October, 2019.

NOTARY PUBLIC

Miguel A Ramirez  
My Commission #  
66347819

MY COMMISSION EXPIRES: m  
07-08-2014 2023



COUNTY - ILLINOIS TRANSFER STAMP

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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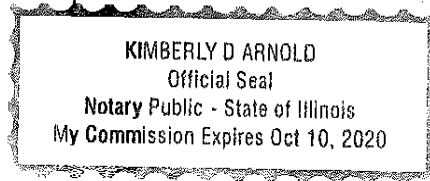
## STATEMENT BY GRANTOR AND GRANTEE

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 authorize 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 10/21, 2019.

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
by the said Wendrich Emilcar  
this 21 day of October, 2019



Notary Public [Signature]

The Grantee of 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.

Dated \_\_\_\_\_, 20\_\_

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed an sworn to before me  
by the said \_\_\_\_\_  
this \_\_\_ day of \_\_\_\_\_, 20\_\_

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.

(Attached 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.)

# UNOFFICIAL COPY

## 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 \_\_\_\_\_, 20\_\_\_\_  
Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public \_\_\_\_\_

The Grantee of 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.

Dated October 21, 2019



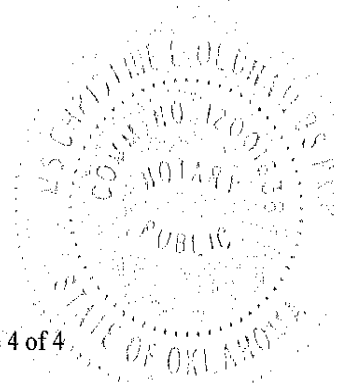
Signature: Caleb Rhoads  
Grantee or Agent

Subscribed and sworn to before me, **Ms. Christine L. Oldham, BS, PMP**,  
by the said CALEB RHOADS ON **COMM EXPIRES FEB 20**  
this 21st day of OCT, 2019

Notary Public Ms. Christine L. Oldham, BS, PMP  
**Ms. Christine L. Oldham, BS, PMP**



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.

(Attached 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.)




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**REAL ESTATE TRANSFER TAX** 06-Jan-2020

		COUNTY:	41.50
		ILLINOIS:	83.00
		TOTAL:	124.50

25-15-319-025-0000 | 20191201677196 | 0-753-317-216

**REAL ESTATE TRANSFER TAX** 06-Jan-2020

	CHICAGO:	622.50
	CTA:	249.00
	TOTAL:	871.50 *

25-15-319-025-0000 | 20191201677196 | 1-581-346-144

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

Property of Cook County Clerk's Office