

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc#: 2003047117 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/30/2020 11:54 AM Pg: 1 of 2

After Recording Mail To:

JAMES J MORRONE

Dec ID 20200101699977  
ST/CO Stamp 1-931-778-912 ST Tax \$150.00 CO Tax \$75.00  
City Stamp 0-558-877-536 City Tax: \$1,575.00

Attorney AT Law  
12820 RIDGELAND, UNIT C  
ROOSEVELT HEIGHTS, IL 60663

Send Subsequent Tax Bills To:

TYREESE JAMES  
11301 S. EGGLESTON  
60628

THE GRANTOR, **EVA RIVERA, MARRIED TO JESUS RIVERA**, of the CITY of CHICAGO, County of COOK, State of ILLINOIS, or and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

12 Chicago Title 19NW 7131, 190NB NW 1/4 10F2  
**TYREESE JAMES**

of the city of CHICAGO, County of COOK State of Illinois.

**WITNESSETH**, that the said party of the first part, for an in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receive whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 46 AND THE NORTH 1/2 OF LOT 45 IN BLOCK 17 IN SHELDON HEIGHTS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.  
**TO HAVE AND TO HOLD**, said premises forever.

**\*\*NOT A HOMESTEAD PROPERTY TO JESUS RIVERA**

Permanent Index Number(s): 25-21-123-001-0000  
Address of the Real Estate: 11301 S Eggleston Ave, Chicago, IL 60628


Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise Appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successor, does covenant, promise and agree, to and with said party of the second part, 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 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 FOREVER DEFEND**.

**SUBJECT TO:** taxes not yet due and payable, general restrictions as they appear of record.

# UNOFFICIAL COPY

DATED this 8 day of October, 2019

  
 \_\_\_\_\_  
 EVA RIVERA

STATE OF CA }  
 }SS.  
 COUNTY OF Orange }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EVA RIVERA, 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 she signed, sealed and delivered this said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8<sup>th</sup> day of October, 2019.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

*Please see attached*

This instrument prepared by: YRS, 400 Skokie Blvd,  
 Suite 220, Northbrook, Illinois 60062.

Property of County Clerk's Office