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This Document Prepared By:

Potestivo & Associates, P.C.
Carin Wolkenberg
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606

After Recording Return To:

Nicolas Farias
5753 S Trumbull
Chicago, IL 60629



Doc# 2004206080 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/11/2020 03:47 PM PG: 1 OF 4

SPECIAL WARRANTY DEED

THIS INDENTURE made this 31 day of December, 2019, between U.S. BANK NATIONAL ASSOCIATION, whose mailing address is 9380 Excelsior Blvd, Hopkins, MN 55343, hereinafter ("Grantor"), and NICOLAS FARIAS, A SINGLE MAN, whose mailing address is 5753 S Trumbull, Chicago, IL 60629, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of COOK and State of Illinois and more particularly described on Exhibit A and known as 7819 Major Avenue, Burbank, IL 60459.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Handwritten signatures and initials, including a large 'N' and a signature that appears to be 'B'.

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Executed by the undersigned on December 31, 2019:

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION

BY: *Michael W. Rock*
Name: Michael W. Rock
Title: Officer

STATE OF Minnesota

SS

COUNTY OF Hennepin

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael W. Rock, personally known to me to be the Officer of **U.S. BANK NATIONAL ASSOCIATION**, 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 Officer [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said Officer, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of December, 2019

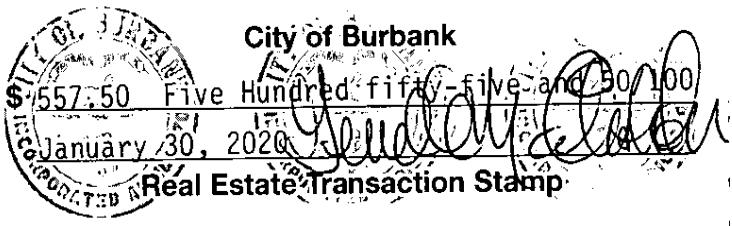
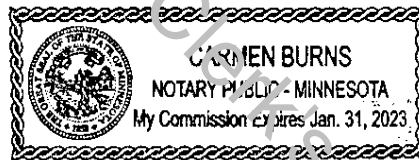
Carmen Burns

Notary Public

My Commission Expires: January 31, 2023

SEND SUBSEQUENT TAX BILLS TO:

Nicolas Farias
5753 S Trumbull
Chicago, IL 60629



REAL ESTATE TRANSFER TAX

11-Feb-2020



COUNTY: 55.75
ILLINOIS: 111.50
TOTAL: 167.25

19-28-415-007-0000 | 20200101689625 | 0-132-269-920

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Exhibit A Legal Description

LOTS 29 AND 30 IN BLOCK 12 IN FREDERICK H. BARTLETT'S GREATER 79TH STREET SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **19-29-415-007-0000 & 19-29-415-008-0000**

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office