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SPECIAL WARRANTY DEED

Doc#: 2010007106 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/09/2020 10:04 AM Pg: 1 of 3

Dec ID 20200301645157
ST/CO Stamp 0-370-774-240 ST Tax \$81.50 CO Tax \$40.75
City Stamp 1-712-951-520 City Tax: \$855.75

THIS AGREEMENT, made between Grantor, Camanro Inc., an Illinois corporation, party of the first part, and Grantees, Maria Aranda, Maria E. Hernandez 1902 South 57th Ct., Cicero, IL 60804, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no Dollars (\$10.00) in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, all the following described real estate, situated in Cook County, Illinois, known and described as follows:

~~THE NORTH ½ OF LOT 17 IN BLOCK 3 IN BONDS ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~ *See Attached*

Commonly known as: 6429 S. Hermitage Ave., Chicago, IL 60636
Permanent Index Number: ~~16-23-126-006-0000~~ 20-19-23-009-0000

Together with all the hereditaments and appurtenances thereto, 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, or in and to the above described premises, **TO HAVE AND TO HOLD** the premises as above described.

And the party of the first part, for itself and its successors, officers and agents, does covenant, promise and agree, to and with the party of the second part, 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, Subject To: taxes for 2019 and future years; covenants, easements, conditions and restrictions of record, rights of all occupants and tenants of the premises; any lien or interest not extinguished by the issuance and recording of the Tax Deed recorded as Document 1922722073; and any interest in the premises granted by the party of the second part or created by her acts or omissions.

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IN WITNESS WHEREOF, the party of the first part has signed this Special Warranty Deed this 23rd day of March, 2020.

Grantor:

Eric Moore

By Eric Moore, President

Glen Hunter

By: Glen Hunter, Corporate Controller

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric Moore, President and Glen Hunter, Corporate Controller of both 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 he signed, sealed and delivered the said instrument as his 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 23rd day of March, 2020.

Ann Kann
Notary Public

This instrument was prepared by:
Documents Deluxe & Associates
100 N. LaSalle St., Suite 2400
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS AND RECORDED DEED TO:

Maria Aranda
1902 S. 57th
Cicero, IL 60804





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LEGAL DESCRIPTION

THE NORTH 15 FET OF LOT 36 AND SOUTH 15 FEET OF LOT 37 IN BLOCK 30 IN DREXEL PARK, A SUBDIVISION OF THE EAST 1/4 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF COOK AND THE STATE OF ILLINOIS.

Address commonly known as:
6429 South Hermitage
Chicago, IL 60636

PIN#: 20-19-213-009-0000

| REAL ESTATE TRANSFER TAX | | 01-Apr-2020 |
|---|---|-----------------|
|  |  | COUNTY: 40.75 |
| | | ILLINOIS: 81.50 |
| | | TOTAL: 122.25 |
| 20-19-213-009-0000 20200301645157 0-370-774-240 | | |

| REAL ESTATE TRANSFER TAX | | 01-Apr-2020 |
|---|----------|-------------|
|  | CHICAGO: | 611.25 |
| | CTA: | 244.50 |
| | TOTAL: | 855.75 * |
| 20-19-213-009-0000 20200301645157 1-712-951-520 | | |

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