

UNOFFICIAL COPY

**CITYWIDE
TITLE CORPORATION**
850 W JACKSON BLVD STE 320
CHICAGO IL 60607

744729

SPECIAL WARRANTY DEED

Mail to:

Jose E. Trejo Caballero
3013 S. Pulaski
Chicago, IL 60623

Name and Address of Taxpayer:

Jose E. Trejo Caballero
3013 S. Pulaski
Chicago, IL 60623

Doc#: 2010407272 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/13/2020 12:31 PM Pg: 1 of 2

Dec ID 20200301637896
ST/CO Stamp 0-022-257-504 ST Tax \$55.00 CO Tax \$27.50
City Stamp 0-132-050-784 City Tax: \$577.50

RECORDER'S STAMP

THIS INDENTURE, made on the 12 day of February, 2020, by and between **Illinois Land Investment, Inc.**, an Illinois corporation in good standing and duly authorized to transact business under the Laws of the State of Illinois, of 4751 W. Touhy Ave, Suite 101, Lincolnwood, Illinois (hereinafter "Grantor") and **Jose E. Trejo Caballero and Rocio Rios Sanchez**, of 3013 S. Pulaski Rd Chicago, Illinois 60623 (hereinafter "Grantee").

WITNESSETH, THAT Grantor, by the authority of its Board of Directors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, does hereby specially warrant and convey unto the said Grantee, as **Husband and Wife as Tenants by the Entirety**, that real estate fully described below, situated in Cook County, Illinois, subject to general real estate taxes not due and payable, special assessments, covenants, conditions, and restrictions of record, building lines and easements, if any,

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrances done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

PROPERTY DESCRIPTION:

LOT 45 IN ORVILLE M. PHILLIPS' SUBDIVISION OF BLOCK 13 OF GOODWIN, BALESTIER AND PHILLIPS' SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Permanent Index Number: 16-26-324-006

Property Address: 3013 S. Pulaski Rd, Chicago, Illinois 60623



**Illinois Land Investment, Inc., by
Brian Urbanowski, its President**

State of ILLINOIS
County of COOK

I, Shirley A. Sellards, a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY THAT BRIAN URBANOWSKI

, known by me, personally or based upon satisfactory evidence, to be the same person(s)
whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day
in person, in his capacity as President of Illinois Land Investment, Inc., 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 notarial seal this 11 day of March, 2020.

Shirley A. Sellards
Notary Public

