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REAL ESTATE TRANSFER TAX

01-Oct-2020



COUNTY: 39.75
ILLINOIS: 79.50
TOTAL: 119.25

20-35-109-033-0000

20200301643145 | 1-703-826-912



2027547119D

Doc# 2027547119 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/01/2020 03:47 PM PG: 1 OF 2

REAL ESTATE TRANSFER TAX

17-Sep-2020



CHICAGO: 596.25
CTA: 238.50
TOTAL: 834.75 *

20-35-109-033-0000 | 20200301643145 | 0-150-816-224

* Total does not include any applicable penalty or interest due

SPECIAL WARRANTY DEED

PREPARED BY:

LARRY A. WHITNEY ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
2805 CROW VALLEY TRAIL
PLANO, TX 75023

114360008290

THIS INDENTURE, made on 28th day of February, 2020, by and between ENTRUST IRA ADMINISTRATION 02271521R0 FBO LAURA BARE, hereinafter referred to as Grantor, and duly authorized to transact business in the STATE of Illinois, party of the first part, and MATTHEW HAMILTON, party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of SEVENTY-NINE THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS (\$79,250.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said corporation, by these presents does REMISE, RELEASE, ALIENATE and CONVEY unto the party of the second part, and it assigns, FOREVER, all the following described real estate, situated in the county of COOK, and State of Illinois known and described as follows, to wit:

Lot 99 (except the North 4.5 feet thereof) and the North 7 feet of Lot 98 in E.B. Shogren and Company's Avalon Highlands, being a re subdivision of certain Lots and Blocks in Council in the Northwest 1/4 of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded as Document Number 6751064, in Cook County, Illinois.

APN: 20-35-109-033-0000

Property Address: 8006 S INGLESIDE AVE, CHICAGO, IL 60619

Being the same premises conveyed to Grantor by Deed dated 3/5/2010, and recorded 3/25/2010, as Instrument No. 1008457005, in the COOK County records, State of IL.

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right,

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title, interest, claim or demand whatsoever, of the 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 party of the second part and its assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part and its 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 as to matters of title.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.

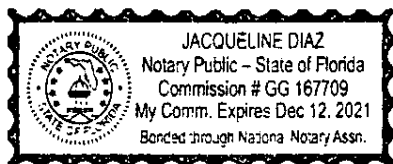
**ENTRUST IRA ADMINISTRATION
0227152TR0 FBO LAURA BARE**

BY: Jack Butz
ITS: IRA Administrator

STATE OF FL)
COUNTY OF W) .SS

On this date, before me personally appeared Jack Butz, IRA Administrator, before me known to be the person who executed the foregoing instrument on behalf of **ENTRUST IRA ADMINISTRATION 0227152TR0 FBO LAURA BARE**, and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of FL aforesaid, this 28 day of February, 2020.



Notary Public Jacqueline Diaz
My term Expires: Dec 12, 2021

~~MAIL TO:
SPRUCE
155 W. 23RD ST, FLOOR 10
NEW YORK, NY 10011~~

SEND SUBSEQUENT TAX BILLS TO:
MATTHEW HAMILTON
5714 Grove Forest Ct
Middleton VA 23112

Record and Return to:
~~Spruce Land Services LLC
6100 Tennyson Pkwy #225
Plano, TX 75024~~

Loop Clerking Service, Inc
77 W Washington St. Ste 1414
Chicago IL 60602
312-508-5565