

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc# 2106719030 Fee \$88.00

### Mail to:

DENIS MONROE  
18240 Dolphin Lake  
Homewood, IL 60430

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/08/2021 03:49 PM PG: 1 OF 3

### Grantees Address and

### Send subsequent

### tax bills to:

DENIS MONROE  
18240 Dolphin Lake  
Homewood, IL 60430

**CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID**

THIS INDENTURE, made this 21 day of August, 2020, between U.S. BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION, N.D., created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Minnesota, party of the first part, and DENIS MONROE, Married, taking as separate property party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors, by these presents does GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under grantor only, but not otherwise, all the following described real estate situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 28-36-206-011-0000

ADDRESS(ES): 2445 SPRUCE RD, HOMEWOOD, IL 60430

### REAL ESTATE TRANSFER TAX

08-Mar-2021



COUNTY:	40.25
ILLINOIS:	80.50
TOTAL:	120.75

28-36-206-011-0000

| 20200901687836 | 0-658-981-392



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## LEGAL DESCRIPTION

LOT 16 IN BLOCK 9 DIXMOOR, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTH 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JUNE 6, 1927 AS DOCUMENT NO. 4675674, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 28-36-206-011-0000

ADDRESS(ES): 2445 SPRUCE RD, HOMEWOOD, IL 60430

Property of Cook County Clerk's Office