

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION**

Doc#: 2120025051 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/19/2021 09:57 AM Pg: 1 of 3

Dec ID 20210601673338  
ST/CO Stamp 0-373-642-512 ST Tax \$799.00 CO Tax \$399.50  
City Stamp 1-261-292-816 City Tax: \$8,389.50

**FIRST AMERICAN TITLE**  
**FILE #** AF1009166

10/2

Preparer File: AF1009166  
FATIC No.: AF1009166

THE GRANTOR, BMO Harris Bank N.A., a national banking association created and existing under and by virtue of the laws of the United States of and duly authorized to transact business in the state of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Nick ~~Lee~~ Togas and Vassio ~~Suzanne~~ Meggos, of Chicago, of the County of Cook, unmarried individuals, as joint tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

**SUBJECT TO:**

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

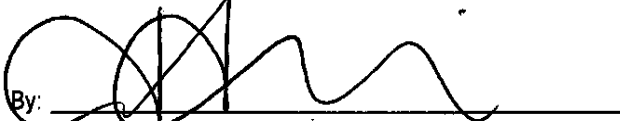
Permanent Real Estate Index Number(s): 17-07-121-030-0000

Address(es) of Real Estate: 2046 West Race Avenue  
Chicago, Illinois 60612

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its this:

23rd day of June, 2021

BMO Harris Bank N.A.

By: 

Attest: 



**First American**  
**Title Insurance Company**

Special Warranty Deed - Corporation

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STATE OF Wisconsin COUNTY OF Waukesha SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that , personally known to me to be the of the BMO Harris Bank N.A. and , personally known to me to be the of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of June, 20 21.

Notary Public

Prepared by:  
Egan & Alaily, LLC  
321 N. Clark Street Suite 1430  
Chicago, IL 60654

Mail to:

Nick Togas + Vassio Meggos  
2046 W. Race Ave  
Chicago, IL 60612

Name and Address of Taxpayer: / Grantee's Address



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Title Insurance Company

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**Exhibit "A" – Legal Description**

LOT 31 IN J.W. COCHRAN'S SUBDIVISION OF PART OF BLOCK 21 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE NORTH 8 FEET THEREOF CONDEMNED FOR ALLEY), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



**First American**  
**Title Insurance Company**

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