

UNOFFICIAL COPY

Doc# 2121112074 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/30/2021 05:38 AM Pg: 1 of 2

Dec ID 20210701699593
ST/CO Stamp 2-136-259-344 ST Tax \$46.00 CO Tax \$23.00

4106465469 3/5
MAIL TO:
Katrina Cox Law, LLC
Katrina A. Cox
15255 S. 94th Ave., Suite 500,
Orland Park, IL 60462

GIT

MAIL TAX BILLS TO:
Eternal Perspective Investments, Inc.
~~507 E. Birch Dr.,~~ 7230 171st
Glenwood, IL 60425 St.

#38
Tinley Park, IL 60477

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH That UNITED TRUST BANK a federally chartered savings bank, of 12330 S. Harlem Avenue, Palos Heights, IL 60463 existing under and by virtue of the laws of the United States ("Grantor") does CONVEY, BARGAIN, and SELL, to

Eternal Perspective Investments, Inc., of 7230 171st Street, Unit 38, Tinley Park, IL 60477

An Illinois Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Cook County, in the State of Illinois, to wit:

LOT 130 IN SECOND ADDITION TO GLENWOOD GARDENS, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

SUBJECT TO: covenants, conditions, and restrictions of record, and to General Taxes not yet due and payable.

And the Grantor, for itself, and its successors, does covenant, promise, and agree, to and with the Grantee, its 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; 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, subject to all matters set forth herein.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

Permanent Index Number (PIN): 32-03-410-010-0000

Address of Real Estate: 507 E. Birch Dr., Glenwood, IL, 60425



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The undersigned persons executing this deed represent and certify on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a federally chartered savings bank in good standing under the laws of the United States and, where required, in the State where the subject real estate is situated; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 15th day of July, 2021.

UNITED TRUST BANK

By: X  (SEAL)
Janice Erdakos, VP Chief Operating Officer

REAL ESTATE TRANSFER TAX		20-Jul-2021	
		COUNTY:	23.00
		ILLINOIS:	46.00
		TOTAL:	69.00
32-03-410-010-0000		20210701899593	2-136-259-344

STATE OF ILLINOIS)

COUNTY OF COOK) SS:

Before me, a Notary Public in and for said County and State, personally appeared Janice Erdakos, VP, respectively, of United Trust Bank, who then acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

*VP Chief Operating Officer

Witness my hand and Notarial Seal this 15th day of July, 2021.

My Commission Expires 09/30 2021 Stephanie M. Liss
Resident of Cook County (Notary Public)

This instrument was prepared by
Griffin & Gallagher, LLC,
10001 S. Roberts Road
Palos Hills, IL 60465



NO. 7070 REAL ESTATE TRANSFER TAX
AMOUNT 230-
DATE 7-20-21
SOLD BY EL
The Village of GLENWOOD