

# UNOFFICIAL COPY

**FIRST AMERICAN TITLE**  
**FILE #** AF1026286

1931

**SPECIAL WARRANTY DEED**  
**ILLINOIS STATUTORY**

Doc#. 2219506005 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/14/2022 06:03 AM Pg: 1 of 3

Dec ID 20220701675211  
ST/CO Stamp 0-916-083-792 ST Tax \$101.00 CO Tax \$50.50  
City Stamp 1-452-954-704 City Tax: \$1,060.50

THIS INDENTURE, made this 23 day of June, 2022 between WHEELER FINANCIAL, INC., 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, party of the first part, and Elvira Rodriguez Villaverde whose address is 437 W. Cortez St., Fl 2, Chicago, IL 60651 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration 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 of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to said parties heirs and 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:

## SEE EXHIBIT "A" ATTACHED HERETO

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, 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, heirs and 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 to said parties 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: Covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Purchaser, laws and general real estate taxes for the year 2021 and subsequent years.

Permanent Real Estate Index Number(s): 25-04-410-029-0000

Address of real estate: 9326 S. Lafayette Ave., Chicago, Illinois ~~60630~~ 60620

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

WHEELER FINANCIAL, INC., an Illinois corporation,

By: Timothy E. Gray  
Timothy E. Gray, President

Prepared by: Gray Law Offices, 120 North LaSalle Street, Suite 2850, Chicago, Illinois 60602

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Timothy E. Gray, personally known to me to be the President and Director of Wheeler Financial, Inc. of said corporation, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and that he 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 his 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 11 day of July, 2022.



*[Signature]* (Notary Public)

**Mail to:**

Dreyfus Law Group  
2040 N. Harlem Avenue  
Elmwood Park, IL 60707

**Name and Address of Taxpayer:**

Elvira Rodriguez Villaverde  
9326 S. Lafayette Avenue  
Chicago, IL 60620

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## Exhibit "A" – Legal Description

LOT 4 IN BLOCK 1 IN GOLDSTONE'S SUBDIVISION OF THE SOUTH 1 ACRE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, WITH THE STIP OF LAND LYING NORTH AND SOUTH OF SOUTH LINE OF THE NORTH 4 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office