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Doc#: 2226910093 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/26/2022 03:07 PM Pg: 1 of 5

Dec ID 20220901628601
ST/CO Stamp 0-704-075-344 ST Tax \$80.00 CO Tax \$40.00
City Stamp 1-304-122-960 City Tax: \$840.00

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Roger Rios
5209 S. Central Ave
Chicago, IL 60638

SPECIAL WARRANTY DEED

THIS INDENTURE made this 25 day of August, 2022, between **U.S. Bank National Association**, whose mailing address is **9380 Excelsior Blvd, Hopkins, MN 55343** hereinafter ("Grantor"), and **Roger Rios**, whose mailing address is **5209 S Central Ave, Chicago, IL 60638** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of **Ten Dollars and 00/100 (\$10.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does **CONVEY, GRANT, BARGAIN AND SELL** unto the Grantees, and to their heirs and assigns, **FOREVER**, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **5740 S Kilbourn Ave, Chicago, IL 60629**.

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 on Exhibit B.

FIDELITY NATIONAL TITLE
OC22022392

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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.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

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Executed by the undersigned on August 25, 2022 :

GRANTOR:
U.S. Bank National Association

By: Michael W. Rock
Name: Michael W. Rock
Title: Officer

STATE OF Minnesota
COUNTY OF Fennepin

The foregoing instrument was acknowledged before me on August 25, 2022 by Michael W. Rock its Officer on behalf of U.S. Bank National Association, who is known to me or has produced N/A as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Given under my hand and official seal, this 25 day of August, 2022.

Commission expires 01/31, 2027
Notary Public



Priscilla Rouse
Notary

SEND SUBSEQUENT TAX BILLS TO:
GRANTEES ADDRESS

Roger Rios
5209 S Central Ave
Chicago, IL 60638

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Exhibit A
Legal Description

LOT 14 IN BLOCK 11 IN W.F. KAISER AND COMPANY'S ARDALE PARK
SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4
(EXCEPT WEST 33 FEET THEREOF) OF SECTION 15, TOWNSHIP 38 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-15-120-034-0000

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Exhibit B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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