

UNOFFICIAL COPY

Doc#: 2232645157 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/22/2022 11:49 AM Pg: 1 of 2

MAIL TAX BILL TO:

Dempsey Willard
5036 S. Carpenter St.
Chicago, IL 60609

Dec ID 20221101692513

ST/CO Stamp 2-009-376-080 ST Tax \$119.00 CO Tax \$59.50

City Stamp 1-932-469-584 City Tax: \$1,249.50

MAIL RECORDED DEED TO:

Dempsey Willard
5036 S. Carpenter St.
Chicago, IL 60609

PREPARED BY:

Cohen Dovitz Makowka, LLC
10729 W. 159th Street
Orland Park, IL 60467
(708) 460-7711

SPECIAL WARRANTY DEED

THE GRANTOR, THE HUNTINGTON NATIONAL BANK, SUCCESSOR IN INTEREST TO TCF NATIONAL BANK, a national banking association existing under and by virtue of the laws of the United States of America, headquartered at 175 High Street, Columbus, OH 43215, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of **TEN AND NO/100THS (\$10.00) DOLLARS**, in hand paid, and pursuant to the authority given by the Board of Directors of The Huntington National Bank does hereby grant, bargain, sell, and convey unto **DEMPSEY WILLARD**, a married man, of the City of Chicago, County of Cook, State of Illinois, the following described property situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION: LOT 32 IN THE RESUBDIVISION OF THE EAST 10 ACRES OF THE SOUTH 20 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5036 S. Carpenter Street, Chicago, IL 60609
Permanent Index No.: 20-08-216-033-0000

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 grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

