

# UNOFFICIAL COPY

FIRST AMERICAN TITLE

ORDER #

2145256

191



Doc#: 1104912233 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/18/2011 02:38 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 4th day of February, 2011, between HARRIS N.A., a national association, whose address is 111 W. Monroe St., Chicago, Illinois 60603 (hereinafter referred to as the "Grantor"), and OM PRAKASH SUTHAR AND SAVITRI SUTHAR, HUSBAND AND WIFE, JOINT TENANTS, whose address is 2908 Forest Creek Lane, Naperville, IL 60565 (hereinafter referred to as "Grantee").

Above Space For Recorder's Use Only

### WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does SELL, REMISE, RELEASE AND CONVEY unto the Grantee, and its successors and assigns, FOREVER, that certain vacant real estate situated in the City of Chicago Heights, County of Cook and State of Illinois, having a street address of 1653 Chicago Road, Chicago Heights, Illinois 60411 (herein called the "Property"), and legally described as follows:

LOTS 22 AND 23 IN BLOCK 1 IN CHICAGO HEIGHTS, A SUBDIVISION IN SECTION 20 AND 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Numbers: 32-~~00~~-420-057 Vol. No. 015

Property Address: 1653 Chicago Road, Chicago Heights, Illinois 60411

SUBJECT TO the following exceptions:

1. General real estate taxes for the years 2010 and subsequent years not yet due and payable;
2. Covenants, conditions and restrictions of record;
3. Private, public and utility easements;
4. Roads and highways;
5. Special governmental taxes and assessments for improvements not yet completed;
6. Unconfirmed special governmental taxes and assessments;
7. Any matters that would be shown by a survey of the Property;

S X  
P 4  
S N  
SC V  
INT D

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**STATE OF ILLINOIS**  
 FEB -9.11  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

686070981 #

REAL ESTATE TRANSFER TAX
00005.50
FP 103027

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 FEB.-9.11  
 COUNTY TAX  
 DEPARTMENT OF COOK COUNTY  
 ILLINOIS  
 REVENUE STAMP

686070981 #

REAL ESTATE TRANSFER TAX
00002.75
FP 103028

# UNOFFICIAL COPY

- 8. Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed;
- 9. Acts done or suffered by or through the Grantee;

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances, unto the Grantees, and their heirs, personal representatives, successors and assigns forever. WITH RELEASE OF ANY AND ALL HOMESTEAD RIGHTS,

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under the Grantor, it WILL WARRANT AND FOREVER DEFEND.

EXCEPT AS SPECIFICALLY PROVIDED HEREIN, GRANTOR IS NOT MAKING ANY, AND HEREBY DISCLAIMS ANY AND ALL, WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, ORAL OR WRITTEN, WHETHER OF HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, CONDITION OF IMPROVEMENTS, ENVIRONMENTAL CONDITION OR OTHERWISE, AND/OR WARRANTIES REGARDING ZONING MATTERS, THE ABILITY OF GRANTEEES TO CONSTRUCT NEW IMPROVEMENTS, THE ABILITY OF GRANTEEES TO REMODEL EXISTING IMPROVEMENTS, THE AVAILABILITY OF ZONING VARIANCES, BUILDING AND DEMOLITION PERMITS OR PLATS OF CONSOLIDATION AND/OR SUBDIVISION, ALL OF WHICH ARE HEREBY EXCLUDED. THE PROPERTY IS BEING TRANSFERRED BY GRANTOR AND ACCEPTED BY GRANTEEES ON AN "AS-IS, WHERE-IS" BASIS.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents, as of the day and year first above written.

HARRIS N.A.

By:  \_\_\_\_\_  
Jon Burk, Assistant Vice President

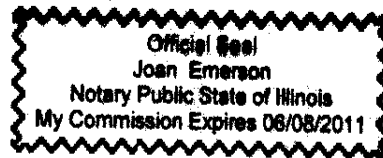
# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, Joan Emerson, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that JON BURK, personally known to me to be an Assistant Vice President of HARRIS N.A., a national association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officer, (s)he signed and delivered the said instrument as his/her 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 31st day of January, 2011.

Joan Emerson  
Notary Public



This document was prepared by:  
KENNETH S. PERLMAN, ESQ.  
Bailey Borlack Nadelhoffer LLC  
135 S. LaSalle St., Suite 3950  
Chicago, Illinois 60603

When recorded, return to:  
PAUL BELLISARIO, ESQ.  
1440 Maple Ave., 8A  
Lisle, IL 60532

Name and Address of Taxpayer:  
OM PRAKASH SUTHAR AND SAVITRI SUTHAR, HUSBAND AND WIFE,  
JOINT TENANTS  
2908 Forest Creek Lane  
Naperville, IL 60565

CITY OF CHICAGO  
HGTS. TRANSFER TAX

24 DOLS 00