

# UNOFFICIAL COPY



1126947002

Doc#: 1126947002 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/26/2011 08:50 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

THE GRANTOR, QUALITY PROPERTIES ASSET MANAGEMENT COMPANY, an Illinois corporation, inadvertently referred to as Quality Properties Asset Management, LLC in that certain Judicial Sale Deed dated September 16, 2010 and recorded as Document Number 1027245037 with the Cook County Recorder of Deeds on September 29, 2010, whose address is c/o Bank of America, N.A., OREC Real Estate Sales, 1000 S. York Rd., 3<sup>rd</sup> Floor, Elmhurst, Illinois 60126, sells and conveys to THE VILLAGE OF THORNTON, an Illinois Municipal Corporation, whose address is 115 East Margaret Street, Thornton, IL 60476 ("Grantee") the following described premises situated in the Village of Thornton, County of Cook, Illinois (the "Property"):

LOT 9 IN BLOCK 1 IN THE VILLAGE OF THORNTON A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Parcel Number/P.L.N.: 29-34-106-004-0000, Volume Number 219

Commonly known as 307 North Blackstone Street, Thornton, Illinois 60476

The transfer by this deed and the consideration for this deed is in lieu of demolition in Case Number 2011 M6 001823 entitled The Village of Thornton, an Illinois Municipal Corporation v. Quality Properties Asset Management Company, et. al. filed in the Circuit Court of Cook County, Illinois.

Exempt from transfer tax under 35 ILCS 200/31-45(b).

MILLENNIUM TITLE GROUP LTD. 1061  
ORDER NUMBER 11-6058

Grantor does covenant and agree that Grantor has not done, committed, or willingly suffered to be done or committed, any act, matter, or thing whatsoever, whereby the Property hereby conveyed, or any part thereof is or shall or may be charged or encumbered in title or estate, except as to easements, encumbrances, and building and use restrictions of record.

Also, subject to 2011 taxes and subsequent years and general and special assessments, any and all recorded easements, reservations, restrictions, encroachments and encumbrances, matters which would be shown by an accurate survey, underground and overhead cables, lines and utility services, and all existing zoning ordinances, laws, codes, statutes and subdivision regulations and

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other governmental laws, rules, codes, statutes and regulations limiting or restricting the use to which the property may be put.

Dated as of the 8th day of July, 2011.

Exempt under provisions of Paragraph 10, Section 31-45 Real Estate Transfer Tax Act.

Date 7/8/11  
[Signature]  
Buyer, Seller, or Representative

Quality Properties Asset Management Company, an Illinois corporation

By: [Signature]  
Name: Zammy Arcos  
Its: Assistant Vice President

STATE OF ILLINOIS )  
)SS.  
COUNTY OF DUPAGE )

The foregoing Special Warranty Deed was acknowledged before me the 8<sup>th</sup> day of July, 2011, by Zammy Arcos, the Assistant Vice President of Quality Properties Asset Management Company, an Illinois corporation, on behalf of said corporation.



[Signature]  
Notary Public  
Dupage County, Illinois  
My Commission Expires: 04/06/15  
Acting in the County of: Dupage

This instrument was prepared by:  Brandon C. Griffith, Esq. Miller, Canfield, Paddock and Stone, P.L.L.C. 840 West Long Lake Road, Suite 200 Troy, MI 48098-6358	After recording return to:  Grantee	SEND SUBSEQUENT TAX BILLS TO:  Grantee
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19,220,085 1005710-00345

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7/8, 2011 Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said [Signature] affiant  
This 8th day of July, 2011  
Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 7/8, 2011 Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said [Signature] affiant  
This 8th day of July, 2011  
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)