

# UNOFFICIAL COPY



**EXHIBIT B-1**

**WARRANTY DEED**

Doc#: 1208113026 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/21/2012 11:25 AM Pg: 1 of 4

<b>WARRANTY DEED</b>	54.00
<b>AFTER RECORDING, MAIL TO:</b> Ronald A. Damashek Stahl Cowen Crowley Addis LLC 55 West Monroe Street, Suite 1200 Chicago, IL 60603	(For Recorder Use Only)

THE GRANTOR, **Ronda Rowe n/k/a Ronda Cirimele**, of 4105 Arch Street Place, County of Madison, City of Madison, State of Alabama for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Amalgamated Bank of Chicago, an Illinois banking corporation**, of One W. Monroe, Chicago, Illinois, County of Cook, State of Illinois, the Real Estate situated in the County of Cook, in the State of Illinois, which is legally described on Exhibit A hereto.

Commonly known as: 2317 W. Wolfram Street, Apt. 514, Chicago, IL 60618-8048

Permanent Index Number: 14-30-117-041-1036

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, public and utility easements; and to general real estate taxes for 2011 and subsequent years not yet due or payable, and that certain Mortgage dated March 28, 2008, granted by Grantor in favor of Grantee, recorded with the Recorder of Deeds in Cook County, Illinois on April 11, 2008 as Document No. 0810234066 (the "**Mortgage**").

NOTWITHSTANDING THE TERMS OF THIS CONVEYANCE, THE FEE ESTATE CONVEYED BY THIS WARRANTY DEED SHALL NOT BE CONSTRUED TO MERGE WITH THE MORTGAGE AND THE MORTGAGE SHALL SURVIVE THIS CONVEYANCE UNLESS OTHERWISE RELEASED OR TERMINATED.

DATED this 8<sup>th</sup> day of February, 2012.

**Ronda Rowe n/k/a Ronda Cirimele**

By: Ronda Cirimele (SEAL)

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



Attorney for Grantee

Date: 2/8, 2012

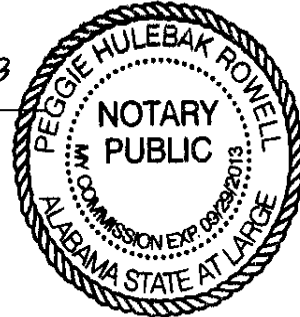
STATE OF Alabama )  
 ) SS.  
COUNTY OF Madison )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Ronda Rowen/k/a Ronda Cirimele**, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8<sup>th</sup> day of February ~~January~~, 2012.

  
Notary Public

Commission expires: 9/29/13



This instrument was prepared by:

Ronald A. Damashek  
Stahl Cowen Crowley Addis LLC  
55 West Monroe Street  
Suite 1200  
Chicago, IL 60603

Send Subsequent Tax Bills to:

Amalgamated Bank of Chicago  
One West Monroe  
Chicago, IL 60603

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: UNIT 514 BUILDING 2317 IN WOLFRAM TROWERS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN CLYBOURNE AVENUE ADDITION TO LAKE VIEW AND CHICAGO SUBDIVISION BEING A SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 14, 2000 AS DOCUMENT 00984625, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

PARCEL 2: THE EXCLUSIVE USE OF P-T108, A LIMITED COMMON ELEMENTS A DELINEATED ON THE SURVEY ATTACHED TO AFORESAID DECLARATION.

Commonly known as: 2317 W. Wolfram Street, Apt. 514, Chicago, IL 60618-8048

Permanent Index Number: 14-30-117-041-1036

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## STATEMENT BY GRANTOR AND GRANTEE

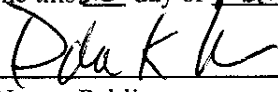
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

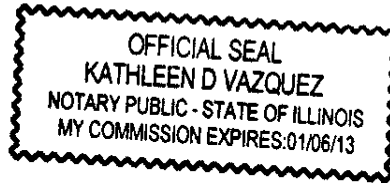
**Grantor or Agent:**

Dated 3/20, 2012.

Signature:   
Ronda Rowe n/k/a Ronda Cirimele or Agent

Subscribed and sworn to before me this 25 day of March, 2012.


  
Notary Public



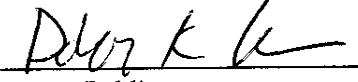
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

**Grantee or Agent:**

Dated 3/20, 2012.

Signature:   
Amalgamated Bank of Chicago, an Illinois Banking corporation, or Agent

Subscribed and sworn to before me this 20 day of March, 2012.

  
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)