

# UNOFFICIAL COPY



Doc#: 1217235074 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/20/2012 02:43 PM Pg: 1 of 4

## 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 October 1, 2010 and recorded as Document Number 1027939062 with the Cook County Recorder of Deeds on October 6, 2010, whose address is c/o Bank of America, N.A., OREO Real Estate Sales, 1000 S. York Rd., 3<sup>rd</sup> Floor, Elmhurst, Illinois 60126, sells and conveys to **GERALD NESBITT AND JEFFREY M. JANIS**, whose address is c/o OwnACondo.com, 401 N. Michigan Ave., Suite 1200, Chicago, IL 60611 ("Grantee") the premises situated in the City of Midlothian, County of Cook, Illinois described on Exhibit "A" attached hereto (the "Property"), *\* Equally As TENANTS IN COMMON, with No Right of Survivorship*

for Twenty-Seven Thousand Dollars (\$27,000.00)

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 2012 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 subdivisions regulations and other governmental laws, rules, codes, statutes and regulations limiting or restricting the use to which the Property may be put.

**[SIGNATURE APPEARS ON FOLLOWING PAGE.]**

**FIRST AMERICAN**  
File # 2205861

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Property of COOK COUNTY Clerk's Office

STATE OF ILLINOIS  
 JUN. 14. 12  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

DEC 10 2011 10:31 AM

REAL ESTATE TRANSFER TAX  
 00027.00  
 FP 103027

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 JUN. 14. 12  
 COUNTY TAX

REAL ESTATE TRANSFER TAX  
 00013.50  
 FP 103028

REVENUE STAMP

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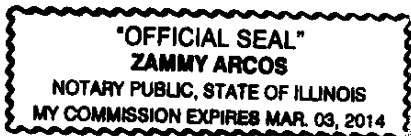
Dated effective June 7, 2012

**Quality Properties Asset Management Company, an Illinois corporation**

By: Lori A Clark  
 Name: Lori A. Clark  
 Its: Vice President

STATE OF ILLINOIS )  
 )SS.  
 COUNTY OF DUPAGE )

The foregoing Special Warranty Deed was acknowledged before me the 6th day of June, 2012, by Lori A. Clark, the Vice President of Quality Properties Asset Management Company, an Illinois corporation, on behalf of said corporation.



Zammy Arcos  
 Notary Public  
 Dupage County, Illinois  
 My Commission Expires: 3/3/14  
 Acting in the County of: Dupage

This instrument was prepared by:  Alexander J. Clark, Esq. Miller, Canfield, Paddock and Stone, P.L.C. 840 West Long Lake Road, Suite 200 Troy, MI 48098-6358	After recording return to: GERALD NESBITT 10401 S. KENTON OAK LAWN ILL. 60453 GRANTOR STEVEN A. STRATTON 2027 WINDMILL CIRCLE CHICAGO ILL 60611	SEND SUBSEQUENT TAX BILLS TO:  Grantee GERALD NESBITT 10401 S. KENTON OAK LAWN ILL. 60453
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**VILLAGE OF MIDLOTHIAN**  
**Real Estate Payment Stamp**

1324

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## EXHIBIT A

### LEGAL DESCRIPTION

Real property in the ~~City of Chicago~~, County of Cook, State of Illinois, as more particularly described as follows:

**Unit 3C as delineated on the survey of the following described parcel of real estate (hereinafter referred to as Parcel): Lot 4 in Kenton Gardens, a resubdivision of the South 360 feet of the West 180 feet of Block 1, in Arthur T. McIntosh's Addition to Midlothian Farms, a subdivision of part of the Southeast 1/4 of Section 9 and part of the Southwest 1/4 of Section 10, Township 36 North, Range 13, East of the Third Principal Meridian; which survey is attached as Exhibit "A" to declaration of condominium ownership made by Frank J. Carver and Ronald K. Wirth, recorded as document number 22774560; together with an undivided percentage interest in said parcel (excepting from said parcel all property and space comprising all the units thereof as delineated, defined and set forth in said declaration and survey) in Cook County, Illinois.**

Commonly known as: 14747 South Kenton Avenue Midlothian, IL 60445, unit 3C

Tax Parcel Identification No.: 28-10-316-015-1009 Volume 026

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Cook County Clerk's Office