

# UNOFFICIAL COPY



Doc#: 1303945056 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/08/2013 01:56 PM Pg: 1 of 4

Commitment Number: 3049094  
Seller's Loan Number: 9000116184

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink Hopewell Campus  
4000 Industrial Boulevard  
Aliquippa PA 15001  
(800) 439-5451

Mail Tax Statements To: 18221 TORRENCE AVE, 2-C, LANSING, IL 60438

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**29-09-318-002-0000**

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## SPECIAL WARRANTY DEED

EVERBANK, whose mailing address is 301 W Bay St. Jacksonville FL 32202, hereinafter grantor, for \$22,600.00 (Twenty-Two Thousand Dollars and Six Hundred Dollars and no Cents) in consideration paid, grants with covenants of special warranty to PITTS ENTERPRISE INC., hereinafter grantee, whose tax mailing address is 18221 TORRENCE AVE, 2-C, LANSING, IL 60438, the following real property:

**LOT 25 IN ROBERTSON'S RIVERSIDE SUBDIVISION OF THAT PORTION OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID, SOUTHWEST ¼ DISTANT 434.28 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SAID SOUTHWEST ¼ THENCE NORTH 5 DEGREES EAST 2451.24 FEET, THENCE EAST 587.50 FEET TO THE WATERS EDGE OF THE LITTLE CALUMET RIVER, THENCE SOUTHERLY ALONG THE EDGE OF**

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**SAID RIVER TO A POINT WHICH IS DISTANT 6 ¼ DEGREES EAST 1326.6 FEET FROM THE SOUTH LINE OF SAID SOUTHWEST 1/4, THENCE SOUTH 6 ¼ DEGREES WEST 1326.6 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ¼ THENCE WEST 665.28 FEET TO THE POINT OF BEGINNING, COOK COUNTY, ILLINOIS.**

**Property Address is: 14921 RIVERSIDE DR., SOUTH HOLLAND IL 60473-1091**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1231144025**

Property of Cook County Clerk's Office

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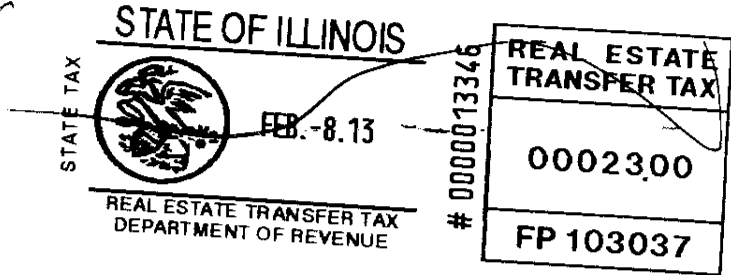
Executed by the undersigned on January 2, 2013

EVERBANK

By: *Vernon F. McDaniel*

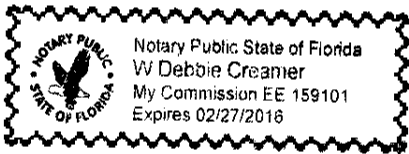
Name: Vernon F. McDaniel

Its: Vice President



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on January 2, 2013 by Vernon F. McDaniel its Vice President on behalf of **EVERBANK** who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



*W. Debbie Creamer*  
Notary Public

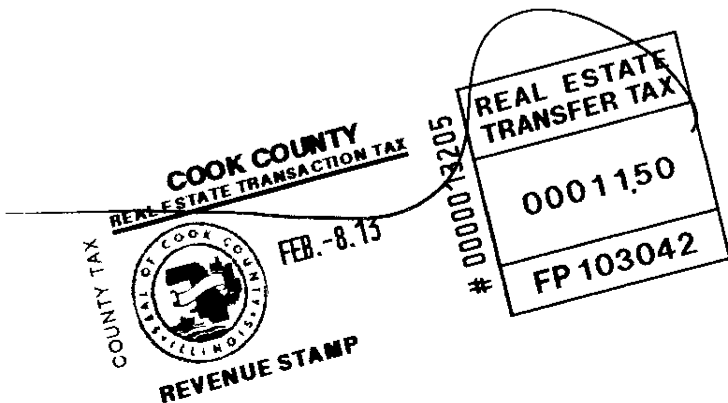
MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative



# UNOFFICIAL COPY PLAT ACT AFFIDAVIT

PA  
State of Illinois

} SS.

County of Beaver

Lori Clemmer, being duly sworn on oath, states that grantee resides at 12050 S Lane Ave 2nd Floor. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: Chicago, IL 60628

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 50 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Lori Clemmer  
Lori Clemmer

SUBSCRIBED and SWORN to before me

this 21 day of January, 2013.

Mark J. Appugliese

COMMONWEALTH OF PENNSYLVANIA  
 Notarial Seal  
 Mark J. Appugliese, Notary Public  
 Hickory Twp., Lawrence County  
 My Commission Expires May 17, 2015  
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES