

UNOFFICIAL COPY



Doc#: 1303922044 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2013 10:24 AM Pg: 1 of 6



2013010523 EL610H

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:



2411 W. Balmoral Ave., Unit 3B
Chicago, IL 60625

QUIT CLAIM DEED


THIS INDENTURE made this 11th day of January, 2013, between **Bank of America, N.A.**, hereinafter ("Grantor"), and **Iman, Inc.**, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Thirty-Two Thousand Five Hundred Dollars (\$32,500.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does REMISE, RELEASE, QUIT CLAIM unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of **Cook** and State of Illinois and more particularly described on Exhibit A and known as **2411 West Balmoral Ave., Unit 3B, Chicago, IL, 60625**

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

Grantor 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 Grantor acquired title.

REAL ESTATE TRANSFER	02/06/2013
 	COOK \$16.25
	ILLINOIS: \$32.50
	TOTAL: \$48.75

13-12-226-023-1015 | 20130101604859 | 4RKUAN

REAL ESTATE TRANSFER	02/06/2013
	CHICAGO: \$243.75
	CTA: \$97.50
	TOTAL: \$341.25

13-12-226-023-1015 | 20130101604859 | 6AF893

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This conveyance is made subject to all matters set forth on Exhibit B.

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.

Property of Cook County Clerk's Office

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Executed by the undersigned on **January 11, 2013**

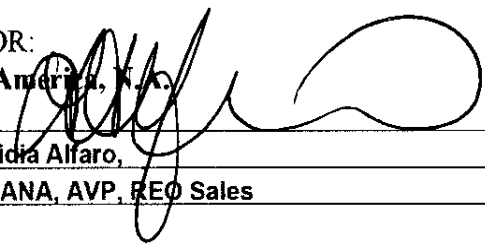
GRANTOR:

Bank of America, N.A.

By: _____

Name: Lidia Alfaro,

Title: BANA, AVP, REO Sales



STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of _____ 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 acknowledged that as such _____ signed and delivered the instrument as _____ free and voluntary act, and as the free and voluntary act and deed of said _____, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 2012.

Commission expires _____, 20____
Notary Public

SEND SUBSEQUENT TAX BILLS TO:

2411 W. Balmoral Ave., Unit 3B, Chicago, IL 60625

Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1:

Unit 2411-3B in the Balmoral Courts Condominiums V as delineated on a survey of the following described real estate: Part "C" that part of Lot 4 (Excepting that part falling in Western Avenue as widened) the North 66 feet of Lot 5 (Except that Part falling in Western Avenue as Widened) also a strip a land 16 1/2 feet in width lying West of and adjoining said Lot 4 and the said North 66 feet of Lot 5 and lying between the North line of said Lot 4 extended West and the South line of the said North 66 feet of Lot 5 extended, West, all in assessor's division of the South East Quarter of the North East Quarter of the Northeast 1/4 and the Northeast 1/4 of the southeast Quarter of the Northeast Quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, Taken as one tract, lying West of a line drawn at right angles from a point in the North line of said tract, said point being 118.0 feet West of the Northeast corner thereof to a point in the Southline of said tract, said point being 121.19 feet West of the Southeast corner thereof, and lying North of a line 88.73 feet South of (as Measured at right angles) and Parallel with the North line of said tract (except the West 18.0 feet of the North 30.75 feet thereof, as measured along the North and West lines of said tract), in Cook County, Illinois; which survey is attached to the declaration of Condominium recorded as document 0708915045, together with its undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to use storage space S-15 Limited common elements as delineated on the survey attached to the declaration of Condominium recorded as document 0708915045.

Assessment No.: 13-12-226-023-1015

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office

UNOFFICIAL COPY**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT**

State of California

County of VenturaOn January 11, 2013 before me, Dawn L. Eddings, NOTARY PUBLIC

(Here insert name and title of the officer)

personally appeared Lidia Alfaro

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

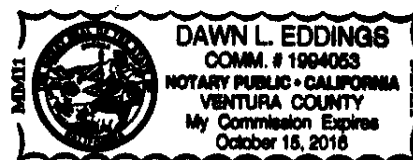
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dawn L. Eddings

Signature of Notary Public

(Notary Seal)

**ADDITIONAL OPTIONAL INFORMATION****DESCRIPTION OF THE ATTACHED DOCUMENT****Quit Claim Deed**

(Title or description of attached document)

2411 W BALMORAL AVENUE UNIT 3B CHICAGO, IL 60625

(Title or description of attached document continued)

Number of Pages _____ Document Date 1/11/2013

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer
AVP
 (Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document