

17-05362  
SPECIAL WARRANTY DEED

Statutory (Illinois)  
(Corporation to Individual)

MAIL TO:

James A. Marino, P.C.  
James A. Marino  
5521 N. Cumberland Avenue Suite 1109  
Chicago, IL 60656

NAME & ADDRESS OF TAXPAYER:

Vincent Sansonetti  
642 West Central Road  
Arlington Heights, IL 60005



Doc#: 1309249024 Fee: \$46.00  
RHSP Fee:\$10.00 Affidavit Fee:  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 04/02/2013 11:27 AM Pg: 1 of 5

PREMIER TITLE

THE GRANTOR: Household Finance Corporation

III, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Vincent Sansonetti, of 5521 N. CUMBERLAND AVE SUITE 1109, Chicago, IL 60656, party of the second part, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

PARCEL 1:

THE WEST 19.42 FEET OF THE EAST 98.01 FEET OF THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 1, 57.10 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE NORTH ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1, 83.43 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 40.93 FEET, THENCE NORTH PARALLEL WITH SAID EAST LINE OF LOT 1, 19.42 FEET FOR A POINT OF BEGINNING THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE 46.67 FEET, THENCE EAST 98.01 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF SAID LOT 1, 150.73 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH ALONG SAID EAST LINE OF LOT 1, 65.93 FEET, THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE OF LOT 1, 201.76 FEET MORE OR LESS TO THE WEST LINE OF SAID LOT 1, THENCE SOUTH ALONG SAID WEST LINE 112.60 FEET MORE OR LESS TO A POINT ON SAID WEST LINE 99.79 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT, THENCE EAST 103.75 FEET MORE OR LESS TO THE POINT OF BEGINNING IN STANTON ARMS BEING A SUBDIVISION OF PART OF LOT 1 IN HENRY C. MOEHLING'S SUBDIVISION OF PART OF SECTION 4 AND SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO:

PARCEL 2:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND CERTIFICATE OF CORRECTION DATED JANUARY 18, 1961 AND RECORDED JANUARY 23, 1961 AS DOCUMENT NUMBER 18068110 AND EXHIBIT "1" THERETO ATTACHED DATED JANUARY 10, 1961 AND RECORDED JANUARY 27, 1961 AS DOCUMENT NUMBER 18072487 MADE BY ALICE KOLNICK TOKOPH AND G. DANA TOKOPH HER HUSBAND AND AS CREATED BY THE DEED FROM HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 25, 1972 AND KNOWN AS TRUST NUMBER 35267 TO JAMES FERGUSON AND JANET FERGUSON DATED OCTOBER 29, 1973 AND RECORDED NOVEMBER 8, 1973 AS DOCUMENT NUMBER 22539569 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS INCLUDING DRIVEWAYS AND PARKING IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her heirs 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 incumbered 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:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

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112

# UNOFFICIAL COPY

Permanent Real Estate Index Number(s): 03-31-414-066-0000  
Property Address: 642 West Central Road, Arlington Heights, IL 60005

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its X *vice* President, and attested by its X *RSX* Secretary, this 11 day of MARCH, 2013.

Name of Corporation: Household Finance Corporation III

IMPRESS  
CORPORATE SEAL  
HERE

By X *Beverly R. Shickland* (SEAL)  
President

ATTEST: X *[Signature]* (SEAL)  
Secretary

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER 04/01/2013



COOK	\$40.00
ILLINOIS:	\$80.00
TOTAL:	\$120.00

03-31-414-066-0000 | 20130201603598 | 6RSVVK

# UNOFFICIAL COPY CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On MARCH 11, 2013 before me, Cecilia Friberg, Notary Public  
(Here insert name and title of the officer)

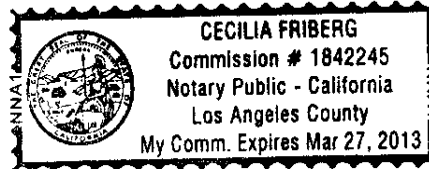
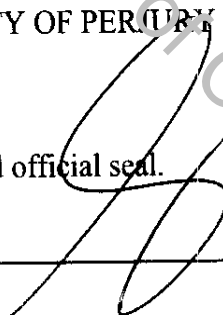
personally appeared ----- BEVERLY R STRICKLAND -----

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.

Signature of Notary Public



(Notary Seal)

**PREMIER TITLE, 1350 W. NORTHWEST HWY., ARLINGTON HEIGHTS, IL 60004**

### ADDITIONAL OPTIONAL INFORMATION

#### 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

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Title of document or description

(Title or description of attached document)

Title or description continued

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

(Additional information)

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

# UNOFFICIAL COPY

STATE OF )

)SS

County of )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **X** \_\_\_\_\_ personally known to me to be the **X** \_\_\_\_\_ President of Household Finance Corporation III and **X** \_\_\_\_\_ personally known to me to be the **X** \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

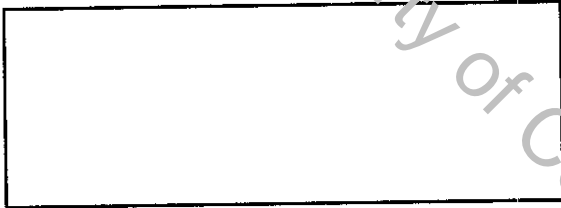
Given under my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2013

**X**

See Attached

Notary Public

My commission expires on **X** \_\_\_\_\_, 20\_\_\_\_



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_  
SECTION 4, REAL ESTATE TRANSFER ACT  
DATE:

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC  
1807 W. Diehl Road, Suite 333  
Naperville, IL 60563

Buyer, Seller or Representative

Property Address: 642 West Central Road, Arlington Heights, IL 60005

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE593B

	TO		FROM	

WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Individual)

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

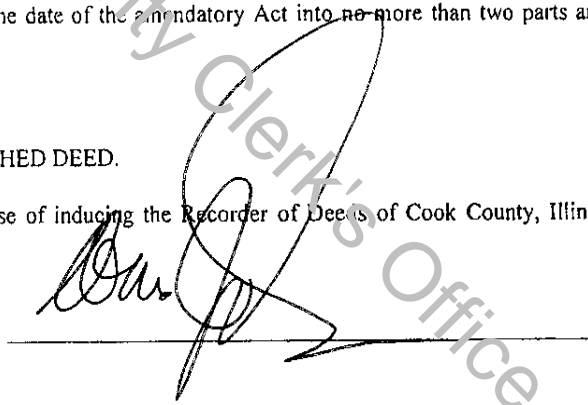
STATE OF ILLINOIS } SS  
COUNTY OF COOK

Thomas Anselmo - Attorney at Law, being duly sworn on oath, states that \_\_\_\_\_ resides at 642 West Central Road, Arlington Heights, IL 60005. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

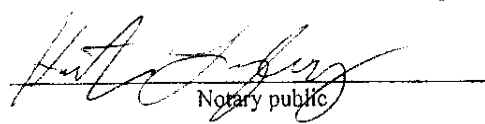
1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
OR  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division 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 easement 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 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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



SUBSCRIBED AND SWORN to before me  
this 28th day of February, 2013.

  
Notary public

CKPLATAF

