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**SPECIAL WARRANTY
DEED
(Corporation to individual)
(Illinois)**

THIS AGREEMENT, made
this 4th day of April 2013,
between **GECKO REALTY,
INC.**, a Maryland Corporation,
whose address is Executive
Plaza II Suite 200, 11350
McCormick Rd, Hunt Valley,
MD 21031, a party of the first
part, and **TAMMY M.
NEUMANN** whose address is
3945 W 153rd Place
Midlothian IL 60445

party of the second part,
WITNESSETH, that the party
of the first part, for and in
consideration of Ten Dollars
and other good and valuable
consideration the receipt of

which is hereby acknowledged in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 8 IN BREMENSHERE ESTATE, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF INDIAN BOUNDARY LINE (EXCEPT THERE FROM THE SOUTH 40 ACRES OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4) OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): **28-14-103-008-0000**

Address(es) of real estate: **3945 W. 153rd Place, Midlothian Illinois 60445**

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their 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/their 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 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:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record;
- (v) party wall rights and agreements, if any;
- (vi) encroachments;
- (vii) Intentionally deleted;
- (viii) the Municipal Code



1312804046

Doc#: 1312804046 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2013 10:34 AM Pg: 1 of 3

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BOX 333-CT

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of the City of Midlothian ; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.

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 these presents by its President, the day and year first above written.

GECKO REALTY, INC.

By: 

Joseph J. Slovic III
Assistant Vice President

Property of Cook County Clerk's Office

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STATE OF Maryland

COUNTY OF Baltimore

I, Loralyn Sister

a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph J. Slovick, III, Assistant Vice President personally known to me to be the Assistant Vice President of GECKO REALTY, INC., a Maryland 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 he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors 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 official seal, this 4 day of April, 2013.

Loralyn Sister
Notary Public

Commission expires _____
LORALYN SISTER
NOTARY PUBLIC
BALTIMORE CO., MD
My Commission Expires May 11, 2015

Prepared By:

John J. Voutiritsas, Esq.
8770 W. BRYN MAWR, SUITE 1300
CHICAGO, IL 60631



VILLAGE OF MIDLOTHIAN
Real Estate Payment Stamp

1619

Send subsequent tax bills to:

Tammy Neumann
3945 W 153rd place
Midlothian IL 60445

MAIL TO:

John G. Mazzorana
19420 S. Wolf Rd
Mokena IL 60448

REAL ESTATE TRANSFER		(4/18/2013)
	COOK	\$48.00
	ILLINOIS:	\$96.00
TOTAL:		\$144.00

28-14-103-008-0000 | 20130401604991 | 8KSUBL