

# UNOFFICIAL COPY

NTF 100 723  
ANTIC

## SPECIAL WARRANTY DEED

Prepared by:  
Lorenzini & Associates  
1900 Spring Rd., Ste 501  
Oak Brook, Illinois 60523



Doc#: 1314333043 Fee: \$60.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/23/2013 10:41 AM Pg: 1 of 2

FOREST PARK NATIONAL BANK & TRUST CO., a national banking association, having a principal place of business at 7348 W. Madison, Forest Park, IL 60130 ("Grantor") for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid does REMISE, RELEASE AND CONVEY unto NATHAN A. HART AND KATHLEEN E. HART ("Grantees") as joint tenants with rights of survivorship, the following described real estate situated in the County of Cook and State of Illinois known and described as follows:

LOT 47 IN BALDWIN HILLS, A SUBDIVISION IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 16, 1955 AS DOCUMENT 1640502 AND ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 16, 1955 AS DOCUMENT 16448152, IN COOK COUNTY, ILLINOIS.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to (i) acts done or suffered by Grantee, or anyone claiming under Grantee; (ii) covenants, conditions and restrictions of record; (iii) taxes not yet due and payable.

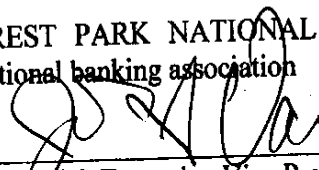
PIN: 02-08-403-012-0000

FIDELITY NATIONAL TITLE

COMMON ADDRESS: 1646 Dunbar, Inverness, IL 60067

IN WITNESS WHEREOF, said Grantor has executed and delivered this instrument as of the day and year first above written.

By: FOREST PARK NATIONAL BANK & TRUST CO.,  
a national banking association

By:   
Jack Vajnsi, Executive Vice President

PROPERTY SOLD IN "AS IS" "WHERE IS" CONDITION

BOX 15

S N  
P 2  
S N  
SC y  
INT AS

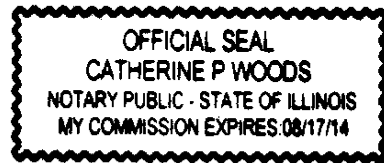
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STATE OF ILLINOIS )  
 )SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jack Vainisi, Executive Vice President of Forest Park National Bank & Trust Co., a national banking association, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of the said Bank, for the uses and purposes therein set forth.



Given under my hand and official seal this 20<sup>th</sup> day of April, 2013.

Catherine P. Woods  
Notary Public



Mail Deed to:  
Mary Murray  
Law Offices  
5127 W. Devon Ave.  
Chicago, IL 60646

Mail tax bills to:  
Nathan and Kathleen Hart  
1207 Groh Ct.  
Palatine, IL 60067

REAL ESTATE TRANSFER		05/03/2013
	COOK	\$130.00
	ILLINOIS:	\$260.00
	TOTAL:	\$390.00

02-08-403-012-0000 | 20130401606400 | OXH36K