

# UNOFFICIAL COPY

## WARRANTY DEED

GRANTOR, **OMEGA TITLE AGENCY, INC.**, an Illinois corporation, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, **CONVEYS** and **WARRANTS** to:

**SYNERGY PROPERTY HOLDINGS, LLC**, an Illinois limited liability company, as **GRANTEE**

the following described real estate situated in the County of Cook, State of Illinois, to wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

**PINs:** 24-31-201-098-0000

**Common Address:** 12800 S. Ridgeland Avenue, Unit G, Palos Heights, Illinois

This Warranty Deed is given by Grantor as a deed in lieu of foreclosure within the purview of 735 ILCS 5/15-1401. It is the purpose and intent of Grantor and Grantee that the interests conveyed to Grantee hereunder shall not merge with the interests of First Midwest Bank, an Illinois banking corporation, successor-in-interest to the Federal Deposit Insurance Corporation, as receiver for Palos Bank and Trust Company ("First Midwest") under (a) that certain Mortgage executed by Grantor in favor of Lender, dated May 1, 2010, and recorded with the Cook County Recorder of Deeds (the "Recorder"), on July 8, 2010, as document number 1018926156, and re-recorded with the Recorder in order to correct the legal description therein on August 13, 2010, as document number 1022511009, and (b) that certain Mortgage executed by Grantor in favor of an First Midwest, dated May 25, 2010, and recorded with the Recorder on July 8, 2010, as document number 1018926158, and re-recorded with the Recorder in order to correct the legal description therein on August 13, 2010, as document number 1022511011, and the fee interest conveyed hereunder shall remain subject to such Mortgages.

IN WITNESS WHEREOF, said Grantor set his hand hereunto this 16<sup>th</sup> day of July, 2013.

**OMEGA TITLE AGENCY, INC.**,  
an Illinois corporation

By: \_\_\_\_\_

Steven P. Miller, President



Doc#: 1319910029 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/18/2013 11:59 AM Pg: 1 of 4

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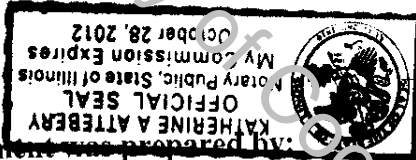
This document is exempt from real estate transfer taxes under 35 ILCS 305/4(e).

Dated: 7-16-13 K. Mills, Agent.

STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

The undersigned, a Notary Public in and for the County in the State aforesaid, **DOES HEREBY CERTIFY** that Steven P. Miller, the President of **OMEGA TITLE AGENCY, INC.**, an Illinois corporation, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20<sup>th</sup> day of June, 2012



K. Attebery

Notary Public

This instrument was prepared by: Katherine A. Attebery, 330 N. Wabash, Suite 1700, Chicago, IL 60611

► After recording mail to:

Katherine A. Attebery, 330 N. Wabash, Suite 1700, Chicago, IL 60611

Send tax bills to: Jeff Lobelson, Bayview Loan Servicing, 9532 Inavale Ln., Brentwood, TN 37027

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## EXHIBIT A LEGAL DESCRIPTION

### Parcel 1:

THAT PART OF LOT 46 IN WAPINSKI-ALLARD SUBDIVISION, A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 1986 AS DOCUMENT 86220681, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE POINT OF INTERSECTION OF A LINE 22.15 FEET EAST OF AND PARALLEL TO THE MOST WESTERLY LINE OF SAID LOT 46, WITH A LINE 9.93 FEET SOUTH OF AND PARALLEL TO THE MOST NORTHERLY LINE OF SAID LOT 46; THENCE SOUTH 89 DEGREES 30 MINUTES 24 SECONDS EAST ALONG THE NORTH EXTERIOR WALL OF A BUILDING CONTAINING UNITS D THROUGH H, INCLUSIVE, A DISTANCE OF 49.95 FEET TO A POINT; THENCE SOUTH 01 DEGREES 06 MINUTES 15 SECONDS WEST ALONG THE EAST EXTERIOR WALL OF A SAID BUILDING, A DISTANCE OF 26.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 06 MINUTES 15 SECONDS WEST ALONG THE EAST EXTERIOR WALL OF SAID BUILDING A DISTANCE OF 26.70 FEET TO A POINT; THENCE NORTH 89 DEGREES 30 MINUTES 24 SECONDS WEST ALONG THE CENTER OF AN INTERIOR WALL OF SAID BUILDING A DISTANCE OF 49.98 FEET TO A POINT; THENCE NORTH 01 DEGREES 08 MINUTES 02 SECONDS EAST ALONG THE WEST EXTERIOR WALL OF SAID BUILDING A DISTANCE OF 26.70 FEET TO A POINT; THENCE SOUTH 89 DEGREES 30 MINUTES 24 SECONDS EAST ALONG THE CENTER OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 49.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### Parcel 2:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED FEBRUARY 7, 2001 AS DOCUMENT 0010104697 FOR INGRESS AND EGRESS.

Common Address: 12800 South Ridgeland Avenue, Unit G  
Palos Heights, Illinois

PINS: 24-31-201-098-0000

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 7-16-13

Signature:

Krist Mills  
Grantor(s) or agent of Grantor(s)

Subscribed and sworn to before me by the said agent this 16 day of July 20 13.

Joanne R. Rubin  
Notary Public



The grantee(s) or his/her agent affirms and verifies that the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 7-16-13

Signature:

Krist Mills  
Grantee(s) or agent of Grantee(s)

Subscribed and sworn to before me by the said Agent this 16 day of July 20 13.

Joanne R. Rubin  
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)