

UNOFFICIAL COPY



Doc#: 1324115092 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 08/29/2013 02:56 PM Pg: 1 of 4

Commitment Number: 3192710

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

Mail Tax Statements To: MARTIN GARZA: 4359 MANN ST, OAK FOREST, IL 60452

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28-22-411-046-0000

SPECIAL WARRANTY DEED

Bank of America, N.A., whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, for \$70,000.00 (Seventy Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Martin Garza**, hereinafter grantee, whose tax mailing address is **4359 MANN ST, OAK FOREST, IL 60452**, the following real property:

All that certain parcel of land situate in the County of Cook, State of Illinois, being known and designated as follows:

Lot 293 in Fieldcrest Fifth Addition, a resubdivision of Lots 2 to 27 inclusive in Block 12; and Lots 2 to 28 inclusive in Block 13; Lots 2 to 31 inclusive in Block 14 and Lots 1 to 18 inclusive in Block 15 in Willowick Estates, a subdivision of part of the Southwest Quarter and part of the Southeast Quarter North of Indian Boundary line of Section 22, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

UNOFFICIAL COPY

Property Address is: 4359 MANN ST, OAK FOREST, IL 60452

Seller 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 seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.


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.

Prior instrument reference: 1312018048

The Grantee(s), or purchaser(s), of the Property may not re-sell, record any additional conveyance document, or otherwise transfer title to the Property within 60 days following the recordation of the deed conveying title of the Property to the Buyer.

STATE TAX

STATE OF ILLINOIS



AUG. 29. 13

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000016374

REAL ESTATE TRANSFER TAX
00070.00
FP 103037

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



AUG. 29. 13

REVENUE STAMP

0000016225

REAL ESTATE TRANSFER TAX
00035.00
FP 103042

UNOFFICIAL COPY

Executed by the undersigned on AUGUST 20, 2013:

Bank of America, N.A.

By: Jennifer Green

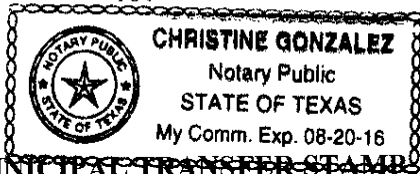
Name: JENNIFER GREEN

Its: ASSISTANT VICE PRESIDENT

STATE OF TEXAS

COUNTY OF COLLIN

The foregoing instrument was acknowledged before me on AUGUST 20, 2013 by JENNIFER GREEN its ASSISTANT VICE PRESIDENT on behalf of **Bank of America, N.A.** who is personally known to me ~~xxx has produced xxxxxxxxxxxxxxxxxxxxxx as xxxxxxxxxxx~~ and furthermore, the aforementioned person has acknowledged that ~~his~~ signature was ~~his~~ her free and voluntary act for the purposes set forth in this instrument.



~~MUNICIPAL TRANSFER STAMP~~
(If Required)

Christine Gonzalez
Notary Public CHRISTINE GONZALEZ

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, ~~seller~~ or Representative

UNOFFICIAL COPY

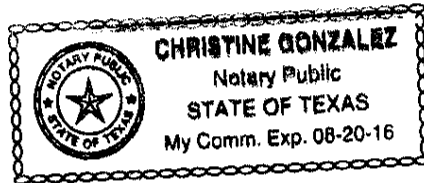
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 AUGUST 20, 2013, 2013

Jennifer Green
Signature of Grantor or Agent Jennifer Green, AWP

Subscribed and sworn to before
Me by the said JENNIFER GREEN
this 20 day of AUGUST,
2013.



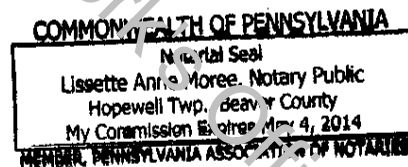
NOTARY PUBLIC

Christine Gonzalez
CHRISTINE GONZALEZ

The Grantee or his agent affirms and verifies that the name of the grantee 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 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.

Date 8.26, 2013

Deborah Ann Moree
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Deborah Ann Moree
This 26 day of August
2013.

NOTARY PUBLIC

[Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)