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Doc#: 1325357012 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2013 09:26 AM Pg: 1 of 7

Commitment Number: 3167253

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 750, 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: 86 N. Williams St. Crystal Lake, IL 60014

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
32-30-107-048

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 \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to PARTNERS IN CHARITY, INC, hereinafter grantee, whose tax mailing address is 86 N. Williams St. Crystal Lake, IL 60014, the following real property:

ALL THAT CERTAIN PARCEL OF LAND IN COOK COUNTY, AND STATE OF ILLINOIS DESCRIBED AS FOLLOWS: LOT 17 IN BLOCK 1 IN BEACON HILLS, A SUBDIVISION OF PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 4, 1960 AS DOCUMENT NO. 17748392, IN COOK COUNTY, ILLINOIS.

Property Address is: 607 ANDOVER ST, CHICAGO HEIGHTS, IL 60411

EXEMPTION APPROVED


CITY CLERK
CITY OF CHICAGO HEIGHTS



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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: **1305844090**

Property of Cook County Clerk's Office

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Executed by the undersigned on June 6, 2013:

Dawn L. Eddings
Bank of America, N.A.

Name: Dawn L Eddings

Its: Assistant Vice President

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2013 by _____ its _____ on behalf of **Bank of America, N.A.** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

* See attached acknowledgment *

Notary Public

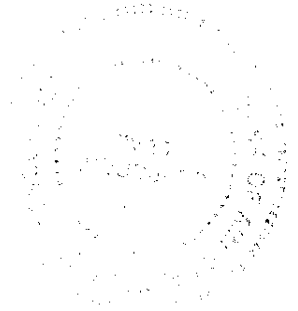
MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: 9/4/13

[Signature]
Buyer, Seller or Representative



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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On June 6, 2013 before me, Lucas Uribe - Notary Public
(Here insert name and title of the officer)

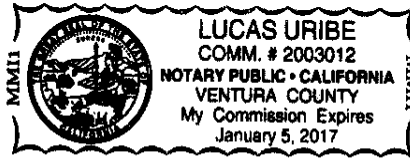
personally appeared Dawn L Eddings

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)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT <u>Special Warranty Deed</u> <small>(Title or description of attached document)</small> <hr/> <small>(Title or description of attached document continued)</small> <hr/> Number of Pages <u>4</u> Document Date <u>06-06-13</u> <small>(Additional information)</small>
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CAPACITY CLAIMED BY THE SIGNER <input type="checkbox"/> Individual (s) <input checked="" type="checkbox"/> Corporate Officer <u>AVP</u> <small>(Title)</small> <input type="checkbox"/> Partner(s) <input type="checkbox"/> Attorney-in-Fact <input type="checkbox"/> Trustee(s) <input type="checkbox"/> Other _____
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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 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.

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CALIFORNIA JURAT

State of California

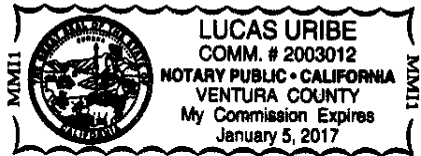
County of Ventura

Subscribed and sworn to (or affirmed) before me on this 6 day of June

20 13 by Dawn L Eddings

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *[Handwritten Signature]* (Seal)
Lucas Uribe - Notary Public



ADDITIONAL OPTIONAL INFORMATION

<p>DESCRIPTION OF ATTACHED DOCUMENT Statement by Grantor and Grantee</p> <p>_____ (Title or description of attached document)</p> <p>_____ (Title or description of attached document continued)</p> <p>NUMBER OF PAGES <u>2</u> DOCUMENT DATE <u>06-06-13</u></p> <p>_____ (Additional Information)</p>	<p>CAPACITY CLAIMED BY SIGNER</p> <p><input type="checkbox"/> Individual (s)</p> <p><input checked="" type="checkbox"/> Corporate Officer <u>AVP</u> (Title)</p> <p><input type="checkbox"/> Partner (s)</p> <p><input type="checkbox"/> Attorney-in-fact</p> <p><input type="checkbox"/> Trustee (s)</p> <p><input type="checkbox"/> Other _____</p>
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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

Amy Yoffe being duly sworn on oath, states that Grantee resides at 96 N. Williams St. Crystal Lake IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: 60014

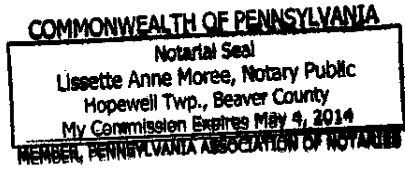
1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions 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 easements 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 a 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.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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

Amy Yoffe

SUBSCRIBED and SWORN to before me
this 4th day of September, 2013.



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STATEMENT BY GRANTOR AND GRANTEE

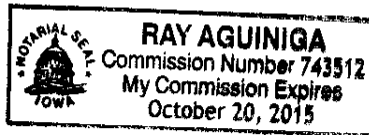
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 8/20/13, 2013

JANENE K. BRENNAN
Vice President Loan Documentation

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Janene K Brennan
this 20th day of August,
2013.



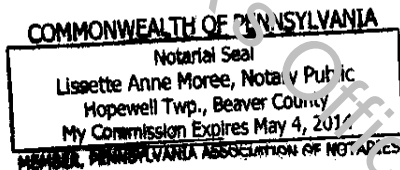
NOTARY PUBLIC [Signature]

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 9.3, 2013

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Deborah Kelly
This 3 day of Sept,
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.)