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SPECIAL WARRANTY DEED ILLINOIS

Doc#: 1325326000 Fee: \$44.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2013 09:16 AM Pg: 1 of 4

This instrument was prepared by:
Shane E. Mowery
Attorney at Law
3703 W. Irving Park Rd.
Chicago, IL 60618

Know All Men By These Presents, that SOVEREIGN BANK, N.A., formerly known as SOVEREIGN BANK, (the "Grantor"), for and in consideration of the sum of Sixty Thousand Dollars and Zero Cents (\$60,000.00) in cash and other good and valuable consideration, in hand paid by MARIA F. MARZULLO, of Elmwood Park, Illinois, (the "Grantee"), to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents, does GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description attached hereto as Exhibit "A"

Address of Real Estate: 1700 N. Riverwoods Dr., Unit 507 and G-78, Melrose Park, IL 60160

Permanent Index Number: 15-02-201-013-1031 and 15-02-201-013-1198

(the "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, his successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to specially WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) general real estate taxes not yet due and payable.



REAL ESTATE TRANSFER		08/19/2013
	COOK	\$30.00
	ILLINOIS:	\$60.00
	TOTAL:	\$90.00
15-02-201-013-1031 20130801604106 9BH28V		

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BOX 334 CT

0518) BS1341615049

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EXECUTED this 23 day of July, 2013.

Russell L. Hix

SELLER: Sovereign Bank, N.A.,
Formerly known as Sovereign Bank
By: Russell L. Hix
Its: Assistant Vice President

COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY OF BERKS)

I, the undersigned a notary public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY THAT Russell L. Hix personally known to me to be the same person whose
name is subscribed to the foregoing instrument, appeared before me this day in person an
acknowledged that he signed, sealed and delivered the said instrument as her free and voluntary
act, for the uses and purposes therein set forth.

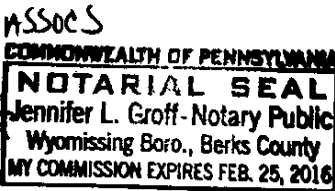
GIVEN under my hand and official seal, this 23rd day of July, 2013.

Jennifer L. Groff
NOTARY PUBLIC

2/25/2016
Commission Expires

MAIL TO:

Tracy Rapp
5355 Elizabeth
Lombard FL
60148



MAIL SUBSEQUENT TAX BILLS TO:

Maria F. Marzullo
1700 N. Rivenwoods DR.
Unit 507
Melrose Park, IL 60160

Office

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EXHIBIT A

Legal Description

UNIT 507 AND G-78 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RESIDENCES OF RIVERWOODS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0030265622, AS AMENDED FROM TIME TO TIME IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Encumbrances

- (a) general real estate taxes not due and payable at the time of Closing;
- (b) the Act and Code;
- (c) the Condominium Documents, including all amendments and exhibits thereto;
- (d) applicable zoning and building laws and ordinances;
- (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser;
- (f) easements, agreements, conditions, covenants, and restrictions of record, if any;
- (g) leases and licenses affecting the Common Elements or Purchased Unit;
- (h) liens and other matters of title over which the title company, as hereinafter defined, is willing to insure without cost to Purchaser;
- (i) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (j) applicable building and zoning laws, statutes, ordinances and restrictions;
- (k) roads and highways, if any;
- (l) Purchaser's mortgage; and
- (m) existing leases and tenancies.

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