

UNOFFICIAL COPY

This Instrument Prepared by:
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Return to and mail tax statements to:
Hometown Community
Development Corporation dba
Homestrong USA
8711 Monroe Court, Ste A
Rancho Cucamonga, CA 91730



Doc#: 1325646117 **Fee:** \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/13/2013 04:00 PM Pg: 1 of 6

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 15 day of August, 2013, by and between BANK OF AMERICA, N.A., whose address is 400 National Way, Simi Valley, CA 93065, hereinafter called GRANTOR, grants to HOMETOWN COMMUNITY DEVELOPMENT CORPORATION DBA HOMESTRONG USA, whose address is 8711 Monroe Court, Ste A, Rancho Cucamonga, CA 91730, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

LOT 34 IN BLOCK 4 IN VOLK BROTHERS IRVING PARK BOULEVARD SUBDIVISION BEING A SUBDIVISION IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE EXCEPT THE WEST 10 FEET THEREOF AND ALSO THE RIGHT OF WAY OF THE CHICAGO TERMINAL RAILROAD ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1922 AS DOCUMENT NO. 7681262 IN COOK COUNTY, ILLINOIS.

Parcel ID: 12-24-201-047-0000

Commonly known as: 7508 W Forest Preserve Avenue, Chicago, IL 60634

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

City of Chicago
Dept. of Finance
651157



Real Estate
Transfer
Stamp

9/4/2013 10:25

\$0.00

dr00347

Batch 7,009,833

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To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

BANK OF AMERICA, N.A.

By: Sandra Lopez

Its: Sandra Lopez, Assistant Vice President

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was hereby acknowledged before me this _____ day of _____, 2013, by _____, Its: _____ of BANK OF AMERICA, N.A., who is personally known to me or who has produced _____, as identification, and who signed this instrument willingly.

* see attached *

Notary Public

My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Property of Clerk's Office

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

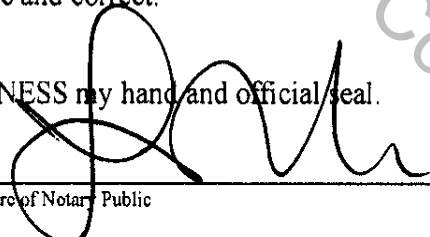
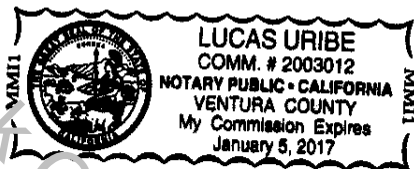
On August 15 , 2013 before me, Lucas Uribe , Notary Public
(Here insert name and title of the officer)

personally appeared Sandra Lopez

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.

(Notary Seal)

Signature of Notary Public

ADDITIONAL OPTIONAL INFORMATION

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 as 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

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

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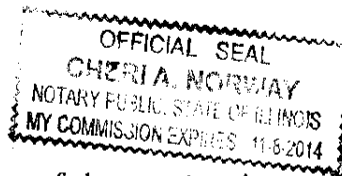
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed 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 title to real estate under the laws of the State of Illinois.

Dated 12 Sept, 2013

Signature: Robert R. Kobiec
Grantor or Agent

Subscribed and sworn to before me
By the said Robert R Kobiec
This 12 day of Sept, 2013
Notary Public Cheri A

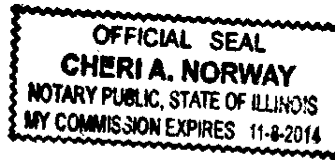


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

Date 12 Sept, 2013

Signature: Robert R Kobiec
Grantee or Agent

Subscribed and sworn to before me
By the said Robert R Kobiec
This 12 day of Sept, 2013
Notary Public Cheri A



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



CERTIFICATE OF ZONING COMPLIANCE

Department of Housing and Economic Development
City Hall, Room 905
121 N. La Salle Street
Chicago, IL 60602-1211

Phone: 312-744-6317
TTY: 312-744-2950
No fax filing permitted
Hours: 8:30 a.m.- 4:15 p.m.

#55733-09/21/13-DR - Buil 120.00

Date Received:
RECEIVED
AUG 21 2013

CITY OF CHICAGO
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

This Certificate may be picked up on:

After 7 days, this Certificate will be mailed to the Owner listed in Section 4.

A Certificate of Zoning Compliance certifies the number of dwelling units at a property that are legal under the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago). This form is for use with buildings containing one to five dwelling units that are not condominiums or co-ops. Please read the instructions and disclaimers on both sides of this form before filling out this application.

Part One: Application for Certificate of Zoning Compliance

INSTRUCTIONS: This section must be filled out completely, signed by the owner or the owner's agent, and presented in person or by mail to the Department of Housing and Economic Development. Payment of a \$90.00 fee is required at the time this application is filed, payable to "City of Chicago Dept. of Revenue." **Please clearly print or type.**

1. Address of the Property: 7508 Forest Preserve Ave 60634

2. PIN: 12-24-201-047-0000

3. Number of Dwelling Units at the Property	Main or Front Building	Rear or Other Building
Basement		
First floor	1	
Second Floor		
Third Floor		
Other (specify)		
Total:		

4. Owner Information:

Name: Wells Fargo Bank
Address: 7508 Forest Preserve Ave
City: Chicago State: IL Zip: 60634

5. Contact Person:

Name: Cheri A Norway
Phone: 773 857 1740

6. I, the undersigned, certify that the information provided above is true, correct, and complete.

Signature: Cheri A Norway Date: 8-20-13

Print Name: Cheri A Norway Owner Agent

DONE AT CUSTOMER'S REQUEST

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT ONLY
DO NOT FILL IN BELOW THIS LINE.

Part Two: Certificate of Zoning Compliance

The application is: Approved Denied

DISCLAIMER: This Certificate does not certify a dwelling unit's compliance with the Chicago Building Code or the permit requirements of the Chicago Building Code.

CERTIFICATION OF ZONING COMPLIANCE

AUG 21 2013

CITY OF CHICAGO
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

Certified as One total dwelling units

UNOFFICIAL COPY

CERTIFICATE OF ZONING COMPLIANCE

A Certificate of Zoning Compliance is required whenever residential property containing five or fewer dwelling units is transferred or sold in the city of Chicago. This requirement does not apply to the transfer or sale of condominiums or cooperative buildings.

A Certificate of Zoning Compliance certifies the number of residential dwelling units at the property that are legal under the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago). Under the Zoning Ordinance, a dwelling unit is "one or more rooms arranged, designed or used as independent living quarters for a single household. Buildings with more than one kitchen or more than one set of cooking facilities are deemed to contain multiple dwelling units unless the additional cooking facilities are clearly accessory and not intended to serve additional households."

The application for a Certificate of Zoning Compliance is filed in Room 905 at City Hall. A \$90.00 fee payable to the "City of Chicago Department of Revenue" is due at the time the application is filed. The Department of Housing and Economic Development will make an initial decision within five business days after the application is received. When the number of legal dwelling units cannot be certified based on a review of the Zoning Ordinance and City records alone, the Department of Housing and Economic Development will perform an inspection of the property. The entire ordinance pertaining to the Certificate of Zoning Compliance is found in Section 3-33-045 of the Municipal Code of Chicago.

Under Section 3-33-045(E) of the Municipal Code of Chicago, any person whose application for a Certificate of Zoning Compliance is denied may request that the Zoning Administrator reconsider his or her determination. If such a request for reconsideration is made, the Zoning Administrator shall review any additional information presented and shall have an on-site inspection of the property conducted, even if an on-site inspection was previously made. No on-site inspection shall be conducted without the prior written consent of the owner of the property or the owner's duly authorized agent. Within five business days after the request for reconsideration is made, the Zoning Administrator shall render a final decision which shall consist of either: (1) issuance of the Certificate of Zoning Compliance; or (2) issuance of a written statement setting forth the reasons for denial of the application. The failure of the Zoning Administrator to act within five business days of the request for reconsideration shall be considered a waiver of the requirement for the issuance of a Certificate of Zoning Compliance.

Disclaimers:

In certifying the number of dwelling units that are legal under the Zoning Ordinance, the Zoning Administrator considers, in addition to the Zoning Ordinance, records kept by the City and the information provided by the applicant in Part One of the application. If necessary, the Department of Housing and Economic Development will also conduct an inspection of the property before a Certificate is issued. The Zoning Administrator reserves the right to reconsider and revoke any Certificate of Zoning Compliance issued based on false or otherwise incorrect information provided by the applicant.

In addition to the requirements of the Zoning Ordinance, all residential dwelling units must meet the minimum requirements of the Chicago Building Code (Title 13 of the Municipal Code), Chicago Fire Code (Title 15 of the Municipal Code), and Chicago Plumbing and Electrical Code (Title 18 of the Municipal Code). A Certificate of Zoning Compliance is not a certification of a property's compliance with the Chicago Building Code, Chicago Fire Code, and Chicago Plumbing and Electrical Code, nor does it certify a property's compliance with the permit requirements of the Chicago Building Code.

A Certificate of Zoning Compliance does not authorize a property owner to expand a dwelling unit that is a nonconforming use. Under the Zoning Ordinance, a nonconforming use is "a use that was lawfully established in accordance with the zoning regulations in effect at the time of its establishment but is no longer allowed by the use regulations of the zoning district in which it is now located." A nonconforming use cannot be expanded without an administrative adjustment from the Zoning Administrator or a variation from the Zoning Board of Appeals. Thus, for example, if you own a one-story commercial building that contains a nonconforming dwelling unit in the rear, you must obtain (in addition to permits) an administrative adjustment from the Zoning Administrator or a variation from the Zoning Board of Appeals to expand the unit. Simply obtaining a Certificate of Zoning Compliance does not give you the right to expand the unit.