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Doc#: 1328250041 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2013 02:33 PM Pg: 1 of 5

Commitment Number: 368612

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: *Helen Barcham*
1555 Sherman Ave, #107
Evanston, IL 60201

Mail Tax Statements To: 1555 Sherman Ave, Evanston, IL 60201

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-34-402-047-1007

SPECIAL/LIMITED WARRANTY DEED

Alliance Realty Capital, LLC, a Delaware Limited Liability Company, hereinafter grantor, of 1101 Torreyana Road, San Diego, CA 92121, for \$58,100.00 (Fifty Eight Thousand One Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Roy Kellner**, hereinafter grantee, whose tax mailing address is 1555 Sherman Ave, Evanston, IL 60201, the following real property:

All that certain parcel of land situate in the City of Chicago, County of Cook and State of Illinois bounded and described as follows:

UNIT 5 IN ARMITAGE KILDARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 3 IN GARFIELD SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

City of Chicago
Dept. of Finance
652879



Real Estate
Transfer
Stamp

9/30/2013 12:34

dr00198

\$614.25

Batch 7,123,910

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Being the same property as transferred by deed dated 05/10/2005, recorded 05/16/2005, from Bozena W. Hadou, a married woman, to Martin Sandoval, recorded as Document #: 0513635044.

Being further conveyed by Notice of Foreclosure (Lis Pendens Notice) deed dated 05/07/2012, recorded 05/08/2012, styled Alliance Realty Capital, LLC vs Martin Sandoval, Norma Padilla, current spouse or civil union partner, if any, of Martin Sandoval, current spouse or civil union partners, if any, of Norma Padilla Mortgage Electronic Registration Systems, Inc., as First National Bank of Arizona, Ocwen Loan Servicing, LLC as Servicer for Mortgage Electronic Registration Systems, Inc., Wells Fargo Bank, National Association fka First National Bank of Arizona, Armitage Kildare Condominiums LLC, Armitage Kildare Condominium Association, Unknown Owners, Generally, and Non-Record Claimants (Case #: 12CH16847), recorded as document #: 1212929061.

Being further conveyed by Judicial Sale deed dated 01/14/2013, recorded 02/22/2013, from Intercounty Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on September 13, 2012, in Case No. 12 CH 16847 entitled Alliance Realty Capital, LLC vs Martin Sandoval, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on November 16, 2012, to Alliance Realty Capital, LLC, recorded as Document #: 1305345075

Tax ID: 13-34-402-047-1007

Property Address is: 1947 N. Kildare Ave, Unit 5, Chicago, IL 60639

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.

Executed by the undersigned on Aug 21, 2013:

Alliance Realty Capital, LLC, a Delaware Limited Liability Company

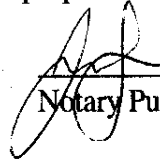

By: Gary L. Chronister

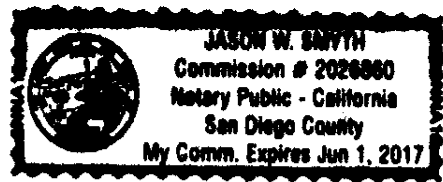
Its: Authorized Agent

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STATE OF California
COUNTY OF San Diego

The foregoing instrument was acknowledged before me on August 21, 2013 by Gary L. Chronister its Authorized Agent on behalf of **Alliance Realty Capital, LLC, a Delaware Limited Liability Company** who is personally known to me or has produced Driver's License - CA DW 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.


Notary Public Jason W. Smith



MUNICIPAL TRANSFER STAMP
(If Required)

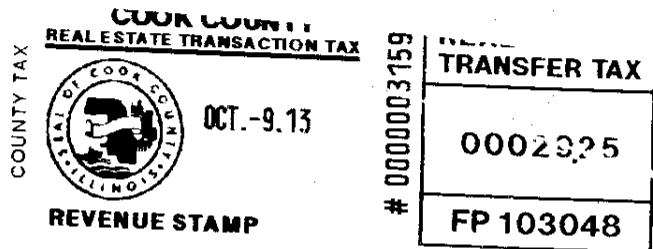
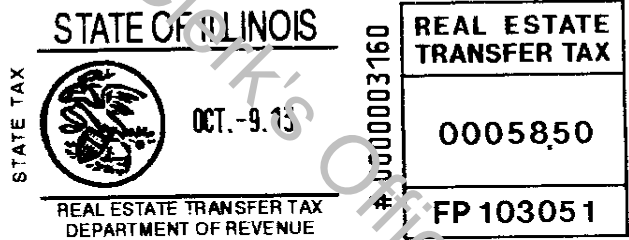
COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: _____

Buyer, Seller or Representative

*Mail tax statements to:
1555 Sherman Avenue
Evanston, IL 60201*



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EXHIBIT A – Legal Description

All that certain parcel of land situate in the City of Chicago, County of Cook and State of Illinois bounded and described as follows:

UNIT 5 IN ARMITAGE KILDARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
 LOTS 1 AND 2 IN BLOCK 3 IN GARFIELD SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

Being the same property as transferred by deed dated 05/10/2005, recorded 05/16/2005, from Bozena W. Hadou, a married woman, to Martin Sandoval, recorded as Document #: 0513635044.

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Plat Act Affidavit

STATE OF Texas)
) SS
 COUNTY OF Collin)

DOCUMENT NUMBER _____

I, (Name) Leslie Johnson, Agent, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 1947 N. Kildare Ave, Unit 5, Chicago, IL 60639, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the Cook COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

Leslie Johnson
 (Signature)

SUBSCRIBED and SWORN to before me this 23rd day of August, 2013

NOTARY Laura Salomone
 (seal)

