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Doc#: 1329433116 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/21/2013 01:38 PM Pg: 1 of 4

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This Document Prepared By:

Segel Law Group
400 W. Dundee Road
Buffalo Grove, IL 60089

After Recording Return To:

Premiere Realty Services &
Investments, Inc.
5609 South Pulaski
Chicago, IL 60629

QUIT CLAIM DEED

THIS INDENTURE made this 18 day of September, 2013, between **Bank of America, N.A.**, hereinafter ("Grantor"), and **Premiere Realty Services & Investments, Inc.**, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Seventy Nine Thousand, Two Hundred Seventy Five Dollars (\$79,275.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does REMISE, RELEASE, QUIT CLAIM unto the Grantees, FOREVER, the real property situated in the County of **COOK** and State of Illinois and more particularly described on Exhibit A and known as **7933 W. Golf Drive Unit #2B, Palos Heights, IL 60463**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor 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

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BOX 333-CT

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condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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 September, 2013 :

GRANTOR: Bank of America, N.A.

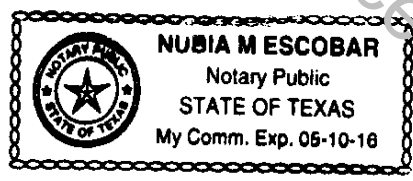
By: *Alecia Bryant*

Name: Alecia Bryant
Title: AVP

STATE OF TEXAS)
) SS
COUNTY OF COLLIN)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alecia Bryant personally known to me to be the AVP of Bank of America, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Alecia Bryant signed and delivered the instrument as AVP free and voluntary act, and as the free and voluntary act and deed of said Bank of America, for the uses and purposes therein set forth.

Nubia M. Escobar
Given under my hand and official seal, this 18 day of September, 2013
Commission expires 05-10, 2016
Notary Public Nubia M Escobar





SEND SUBSEQUENT TAX BILLS TO:

Premiere Realty Services & Investments, Inc; 5609 South Pulaski Chicago, IL 60629

UNOFFICIAL COPY**Exhibit A
Legal Description**

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO-WIT: PARCEL 1: UNIT NUMBER 7933-2-B, AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISION UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTH 985 FEET OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1976 AS DOCUMENT NO. 23684697, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BURNSIDE CONSTRUCTION CO., AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 23684699, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY BURNSIDE CONSTRUCTION CO., (CORPORATION OF ILLINOIS) DATED OCTOBER 1, 1976 AND RECORDED OCTOBER 25, 1976, AS DOCUMENT 23684698, AND CREATED BY DEED DATED JANUARY 25, 1978 AND RECORDED JANUARY 30, 1978 AS DOCUMENT 24303707 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 23-36-303-143-1004

REAL ESTATE TRANSFER		10/01/2013
	COOK	\$39.75
	ILLINOIS:	\$79.50
	TOTAL:	\$119.25

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Exhibit B **Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office