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Doc#: 1334615020 Fee: \$48.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/12/2013 10:13 AM Pg: 1 of 5

This Document Prepared By:

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

When Recorded Mail To:
Equity Settlement Services, Inc.
444 Route 111
Smithtown, NY 11787
Attn: Recording Department.

57-1050

QUIT CLAIM DEED

P.I.N.

02-09-202-013-1005

THIS INDENTURE made this 23rd day of October, 2013, between **Bank of America, N.A.**, hereinafter ("Grantor"), and **CNADY, LLC**, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Thirty Five Thousand, Seven Hundred and Fifty Dollars (\$35,750.00), 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 **1295 North Sterling Avenue, Unit 105, Palatine, IL 60067**.

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

SEARCHED	✓
SERIALIZED	6
INDEXED	N
FILED	N
RECORDED	✓
INDEXED	✓
FILED	✓
INT.	✓

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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 October 23, 2013.

GRANTOR, Bank of America, N.A.

By: _____

Name: _____

Title: _____

Lidia Alfaro, BANA, AVP, REO Sales

STATE OF _____)

See Attached Acknowledgement

) SS

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of _____, 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 _____ signed and delivered the instrument as _____ free and voluntary act, and as the free and voluntary act and deed of said _____, for the uses and purposes therein set forth.

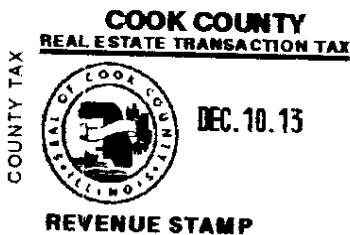
Given under my hand and official seal, this _____ day of _____, 2013

Commission expires _____, 20____

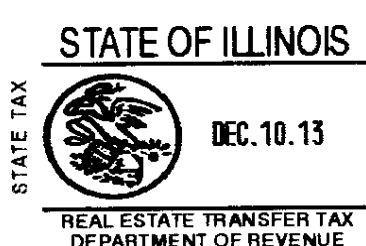
Notary Public

SEND SUBSEQUENT TAX BILLS TO:

CNADY, LLC; 1295 North Sterling Avenue, Unit 105, Palatine, IL 60067



# 000017389	REAL ESTATE TRANSFER TAX
	00018.00
	FP 103042



# 000017539	REAL ESTATE TRANSFER TAX
	00036.00
	FP 103037

UNOFFICIAL COPY**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT**

State of California

County of VenturaOn OCTOBER 23, 2013 before me, Ani Hakobyan, Notary Public
(Here insert name and title of the officer)personally appeared Lidia Alfaro

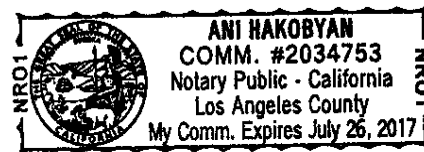
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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****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**QUIT CLAIM DEED**

(Title or description of attached document)

1295 N STERLING AVE UNIT 105, PALATINE IL, 60067

(Title or description of attached document continued)

Number of Pages 5 Document Date 10/23/2013

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer
AVP
 (Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

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Exhibit A Legal Description

UNIT 19-105 AS DELINEATED ON THE SURVEY OF THE PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 25, 1972 AND KNOWN AS TRUST NUMBER 44634, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 23072506, WHICH DECLARATION OF CONDOMINIUM HAS BEEN AMENDED BY DOCUMENT 23079371 FILED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, SAID DECLARATION OF CONDOMINIUM AS SO AMENDED HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION"), AND AS DELINEATED IN ANY AMENDMENTS TO SAID SURVEY PLAT (SAID UNITS BEING REFERRED TO IN THE TABLE ATTACHED AS EXHIBIT "B" TO THE DECLARATION, AS AMENDED FROM TIME TO TIME), TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF SAID PROPERTY APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS, AS SUCH TERM IS DEFINED IN THE DECLARATION, AS SAME ARE FILED OF RECORD PURSUANT TO THE DECLARATION, AND TOGETHER WITH ANY ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF ANY SUCH AMENDED DECLARATION.

Permanent Real Estate Index Number: 02-09-202-013-1005

Cook County Clerk's Office

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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