

# UNOFFICIAL COPY



Doc#: 1334741040 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/13/2013 11:48 AM Pg: 1 of 5

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THIS INSTRUMENT PREPARED BY:

Stephen S. Herseth, Esq.  
MB Financial Bank, N.A.  
6111 North River Road  
Rosemont, IL 60018

AFTER RECORDING, RETURN TO:

Marjorie Fortner  
Fortner & Associates  
P.O. Box 1445  
Frankfort, IL 60423

(Space Above Line for Recorder's Use Only)

## SPECIAL WARRANTY DEED

Husband and Wife,  
not as joint tenants,  
but tenants by  
entirety.

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, MBAA SFR LLC, an Illinois limited liability company ("Grantor"), does hereby convey to ~~DASHAUN L. BLANKENSHIP AND SHONTEE L. BLANKENSHIP, a(n)~~ DASHAUN L. BLANKENSHIP AND SHONTEE L. BLANKENSHIP, a(n) ("Grantee"), the following described real property (the "Property") situated in Cook County, Illinois and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the matters set forth on Exhibit B.

BOX 334 CT


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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 20<sup>th</sup> day of November, 2013.

GRANTOR:

MBAA SFR LLC  
an Illinois limited liability company

By:   
Name: Robert T. Anderson  
Title: Manager

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER		11/25/2013
	COOK	\$117.50
	ILLINOIS:	\$235.00
<b>TOTAL:</b>		<b>\$352.50</b>
32-05-221-004-0000   20131101601560   KM7Z1K		



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## EXHIBIT A

### LEGAL DESCRIPTION OF LAND

LOT 142 IN TOWN AND COUNTRY SUBDIVISION, BEING A RESUBDIVISION OF CERTAIN HERETOFORE VACATED LOTS, BLOCKS, ALLEYS, STREETS AND PORTIONS THEREOF IN FLOSSMOOR HEIGHTS, J. C. MC CARTNEY'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON OCTOBER 1, 1974 AS DOCUMENT NUMBER LR2776509, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 18524 CARPENTER STREET; HOMEWOOD, IL 60430

PIN: 32-05-226-004-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2013. 2013 TAXES ARE NOT YET DUE OR PAYABLE.
2. UTILITY EASEMENT, AS SHOWN ON THE PLAT OF TOWN AND COUNTRY SUBDIVISION AFORESAID FILED AS DOCUMENT LR2776509, OVER AND ACROSS: THE WEST 5 FEET OF LOT 142.
3. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND OWNERS OF THE ADJOINING LAND IN AND TO THAT PART OF THE LAND FALLING IN STREETS, ALLEYS, ROADS OR HIGHWAYS.
4. RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC., IN STREETS AND ALLEYS.

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