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Doc#: 1401729065 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/17/2014 02:32 PM Pg: 1 of 3

**SPECIAL WARRANTY DEED
STATUTORY ILLINOIS**

**THE GRANTOR,
CENTRUST BANK, N.A.**

For and in consideration of
TEN DOLLARS (\$10.00),

And other valuable consideration, the receipt of which is hereby acknowledged, does hereby
CONVEY and WARRANT to **RONALD J. ROSSI, A Single Man, (GRANTEE)**

**The following described real estate situated in the County of COOK in the State of Illinois,
to wit;**

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT REAL ESTATE INDEX NUMBER: **13-06-305-060-1007**
13-06-305-060-1014 (P-4)

ADDRESS OF REAL ESTATE: **5962 N. EAST CIRCLE AVE.**
UNIT #7
CHICAGO, IL 60631

Subject to: (a) easements, restrictions, declarations, reservations, agreements, instruments and other matters of record; (b) any zoning law or ordinance affecting the property; (c) taxes and assessments, general and special; and (d) the rights of the public in and to parts thereof in streets, roads and alleys.

Grantor will Warrant and Defend the title to the property unto Grantee, against the lawful claims of all persons claiming under Grantor (subject to all encumbrances, matters, items, rights and other exceptions described above), but against no other claims (including (i) claims by any other person or entity, (ii) any and all encumbrances shown of record as of the Effective Date, and (iii) general taxes for the calendar year 2013 and thereafter and any special taxes becoming a lien after the Effective Date).

In Witness Whereof, said Grantor has executed this Special Warranty Deed to be effective as of the Effective Date, this 5th day of December, 2013.

CENTRUST BANK, N.A


By: James I. McMahon
PRESIDENT

BOX 15

1060
Fidelity 53013374

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **CENTRUST BANK, N.A.**, by **JAMES I. MCMAHON, PRESIDENT**, who is 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 he signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of the Corporation, as the free and voluntary act, and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

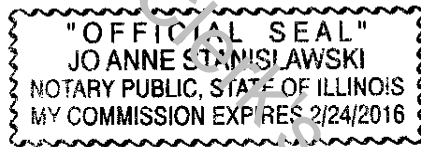
Given under my hand and official seal, this **5th day of DECEMBER, 2013.**

Jo Anne Stanislawski

 Notary Public

Commission Expires:

2-24-16



Prepared by: Kolpak & Lerner, 6767 N. Milwaukee Ave., Suite 202, Niles, IL 60714


MAIL TO:

FRANK J. PONTICELLI
 PONTICELLI & VITO ATTORNEYS
 1480 RENAISSANCE DRIVE
 SUITE 209
 PARK RIDGE, IL 60068

SEND TAX BILLS TO:

RONALD J. ROSSI
 5962 N. EAST CIRCLE AVE., UNIT #7
 CHICAGO, IL 60631

REAL ESTATE TRANSFER		12/06/2013
	COOK	\$57.50
	ILLINOIS:	\$115.00
	TOTAL:	\$172.50
13-06-305-060-1007 20131201601084 53YJB2		

REAL ESTATE TRANSFER		12/06/2013
	CHICAGO:	\$862.50
	CTA:	\$345.00
	TOTAL:	\$1,207.50
13-06-305-060-1007 20131201601084 83U8ZD		

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FIDELITY NATIONAL TITLE INSURANCE COMPANYCOMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO. : 2011 053013374 USC

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :

PARCEL 1:

UNIT 7 AND P-4, IN OLD NORWOOD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 AND 3 AND THE NORTHEASTERLY 15.5 FEET OF LOT 4 IN HAMMELMANN'S RESUBDIVISION OF LOTS 24 AND 25 IN BLOCK 13 IN NORWOOD PARK IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0808616032; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS TO ACCESS PARKING UNITS P-3 THROUGH P-7, AS SET FORTH IN THE PLAT OF CONDOMINIUM ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR OLD NORWOOD CONDOMINIUMS ON THE CIRCLE AS EXHIBIT "A" RECORDED MARCH 26, 2008 IN THE OFFICE OF THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0808616032.

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