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Doc#: 1404946010 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2014 10:53 AM Pg: 1 of 6

This Document Prepared By:

The Law Office of Beth Mann,
15127 S. 73 rd Ave.
Suite F
Orland Park, IL 60462

After Recording Return To:

Creative Solutions Realty Inc
20341 S Kedzie
Olympia Fields, IL 60461

SPECIAL WARRANTY DEED


THIS INDENTURE made this 4 day of February, 2014, between **HOMESALES, INC**, hereinafter ("Grantor"), and **Creative Solutions Realty Inc**, whose mailing address is 20341 S Kedzie, Olympia Fields, IL 60461, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of COOK and State of Illinois and more particularly described on Exhibit A and known as **22318 CORNELL AVE SAUK VILLAGE IL 60411**.

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.

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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 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.

Property of Cook County Clerk's Office

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Executed by the undersigned on February 4, 2014 :

GRANTOR:

HOMESALES INC

By: [Signature] 2-4-14

Name: Kandie Nicole George

Title: Vice President

STATE OF _____)
) 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 _____ [HE] [SHE] signed and delivered the instrument as [HIS] [HER] 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 _____, 20 _____

Commission expires _____, 20 _____
Notary Public [Signature]

See Attached
Notary Acknowledgement

SEND SUBSEQUENT TAX BILLS TO:

Creative Solutions Realty Inc
20341 S Kedzie
Olympia Fields, IL 60461

REAL ESTATE TRANSFER 02/12/2014



COOK	\$6.00
ILLINOIS:	\$12.00
TOTAL:	\$18.00

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Notary Acknowledgement

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STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this February ...⁴..., 2014, by Kandie Nicole George a/k/a Kandie Nikki George, the Vice President of Homesales, Inc., a National Association organized under the laws of the United States of America. He/she is personally known to me.



X Carolyn K. Cloud
Notary Public

(seal)

Printed Name: Carolyn K. Cloud

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Exhibit A
Legal Description



LOT 42 IN INDIAN HILL GARDENS FIRST ADDITION BEING A SUBDIVISION OF THAT PART LYING EAST OF THE EASTERLY RIGHT OF WAY OF THE CALUMET EXPRESSWAY OF THE NORTH 12.0 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, AND ALSO OF PART OF THE SOUTHWEST 1/4 OF SECTION 25, ALL IN TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 30, 1956 AS DOCUMENT 16564130, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 32-36-100-005-0000

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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.