

UNOFFICIAL COPY

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Doc#: 1409347020 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/03/2014 12:24 PM Pg: 1 of 3

GIT (4-2)

SPECIAL WARRANTY DEED

THIS INSTRUMENT dated the 20th day of March, 2014, by and between FirstMerit Bank, N.A. (hereinafter "Grantor"), and **17659 Oak Park Avenue LLC, an Illinois limited liability company**, whose current mailing address is 17659 Oak Park Avenue, Tinley Park, IL 60477, (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS and other good and valuable consideration, to it paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, alien and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, subject only to the following exceptions: (a) general real estate taxes not due and payable at the time of Closing; (b) all easements, air rights and covenants, conditions and restrictions of record which shall, at the time of Closing, have been recorded with the Recorder of Deeds of Cook County and which Buyer shall, by accepting the conveyance of the Property, be deemed to have accepted and ratified as of the Closing Date; (c) applicable zoning and building laws and ordinances; (d) acts done or suffered by Buyer or anyone claiming through Buyer; (e) liens and other matters of title over which the Title Insurer is willing to insure without cost to Buyer; (f) utility easements, if any, whether recorded or unrecorded; ("Permitted Exceptions").

Address of Real Estate: 17659 S. Oak Park Avenue
Tinley Park, IL 60477

Permanent Real Estate Index No.: 28-31-204-008-0000

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

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IN WITNESS WHEREOF, the below Grantor has executed this Special Warranty Deed on the 20th day of March, 2014.

FirstMerit Bank, N.A.,

BY: *Matthew J. Smith*
Matthew J. Smith, Vice President

BY: *Kimberly A. Neil*
Kimberly Neil, Officer

STATE OF ILLINOIS)

COUNTY OF Cook)

REAL ESTATE TRANSFER 03/31/2014



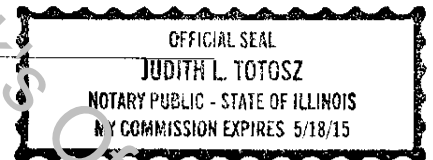
COOK	\$111.00
ILLINOIS:	\$222.00
TOTAL:	\$333.00

28-31-204-003-0000 | 20140301604158 | DSWGDX

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that before me on this day personally appeared Matthew J. Smith, Vice President of FirstMerit Bank, N.A. and Kimberly Neil, Officer of FirstMerit Bank, N.A., and acknowledged the said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS, my hand and official seal this 20th day of March, 2014.

Judith L. Totosz
NOTARY PUBLIC



Prepared by: William L. Kabaker
951 Forestway Drive
Glencoe, IL 60022

Mail to: RICHARD BURKE
14775 JOHN HUMPHREY DR - SUITE 200
ORLAND PARK, IL 60462

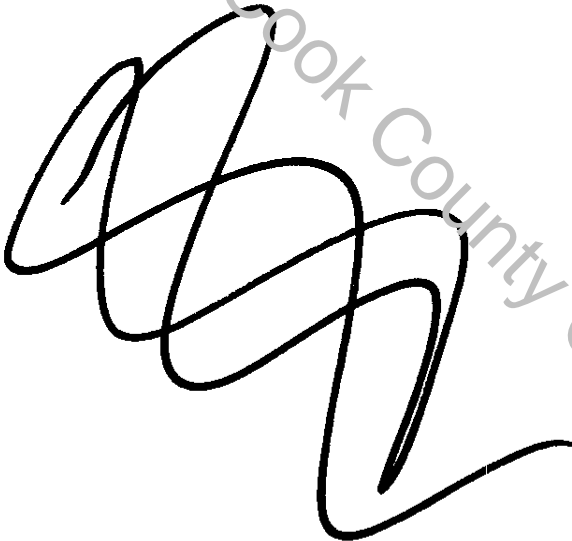
Name and address of Taxpayer:
MARK MOYLAN
8719 HARVEST VIEW LANE
TINLEY PARK, IL 60487

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EXHIBIT "A"

LOT 154 IN O. RUETERS TINLEY PARK GARDENS, A SUBDIVISION OF THE SOUTH 60 ACRES IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

A large, stylized handwritten signature in black ink is written over the diagonal watermark text. The signature consists of several overlapping loops and a long, sweeping tail.