

# UNOFFICIAL COPY



Doc#: 1409747032 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/07/2014 11:30 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

911

(4-3)

4000772(10) 1/2

THIS INSTRUMENT dated the 31<sup>st</sup> day of March, 2014, by and between FirstMerit Bank, N.A. (hereinafter "Grantor"), and **Henry Scott**, whose current mailing address is 2933 Lincoln Street, Franklin Park, IL 60131, (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: 9670 Franklin Avenue, Unit 503  
Franklin Park, IL 60131



This stamp processed pursuant to Section 7-10B-4 of the Franklin Park Village Code governing review of documents.

Permanent Real Estate Index No.: 12-28-206-032-1048

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 31<sup>st</sup> day of March, 2014.

FirstMerit Bank, N.A.,

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

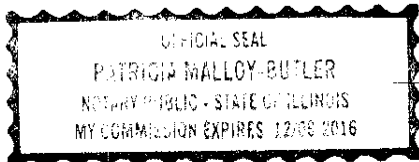
BY: Kimberly A. Neil  
Kimberly Neil, Officer

STATE OF ILLINOIS  
COUNTY OF De Kalb SS

REAL ESTATE TRANSFER		04/02/2014
	COOK	\$50.00
	ILLINOIS:	\$100.00
TOTAL:		\$150.00
12-28-206-032-1048   20140301606832   M7HDM9		

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 31<sup>st</sup> day of March, 2014.



Patricia Malloy-Butler  
NOTARY PUBLIC

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

Mail to: Henry Seft  
9670 Franklin Park Ave Unit #503  
Franklin Park, IL 60131  
(Name and address of Taxpayer:

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## EXHIBIT "A"

UNIT NO. 503 IN THE CROSSINGS AT FRANKLIN STATION CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1, IN THE CROSSINGS AT FRANKLIN STATION CONSOLIDATION, BEING A RESUBDIVISION OF THAT PART OF LOT 6 THROUGH 19 AND LOT D INCLUSIVE, LYING NORTHWESTERLY OF A LINE PERPENDICULAR TO FRANKLIN AVENUE COMMENCING 317.90 FEET SOUTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 6, IN BLOCK 1 IN THE FIRST ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF FRANKLIN PARK, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 30, 2005 AS DOCUMENT NO. 0518127119, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.