



Doc#: 1417616064 Fee: \$48.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 06/25/2014 02:21 PM Pg: 1 of 6

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 20 day of June, 2014 by and between Citizens Bank, National Association, a national banking association, formerly known as RBS Citizens, National Association, successor in interest to Liberty Federal Savings and Loan Association of Chicago ("Grantee"), party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all of the party of the first part's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances, collectively, the "Property"): TO HAVE AND TO HOLD the Property, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to all liens and encumbrances that the party of the second part is obligated to discharge, and not otherwise.

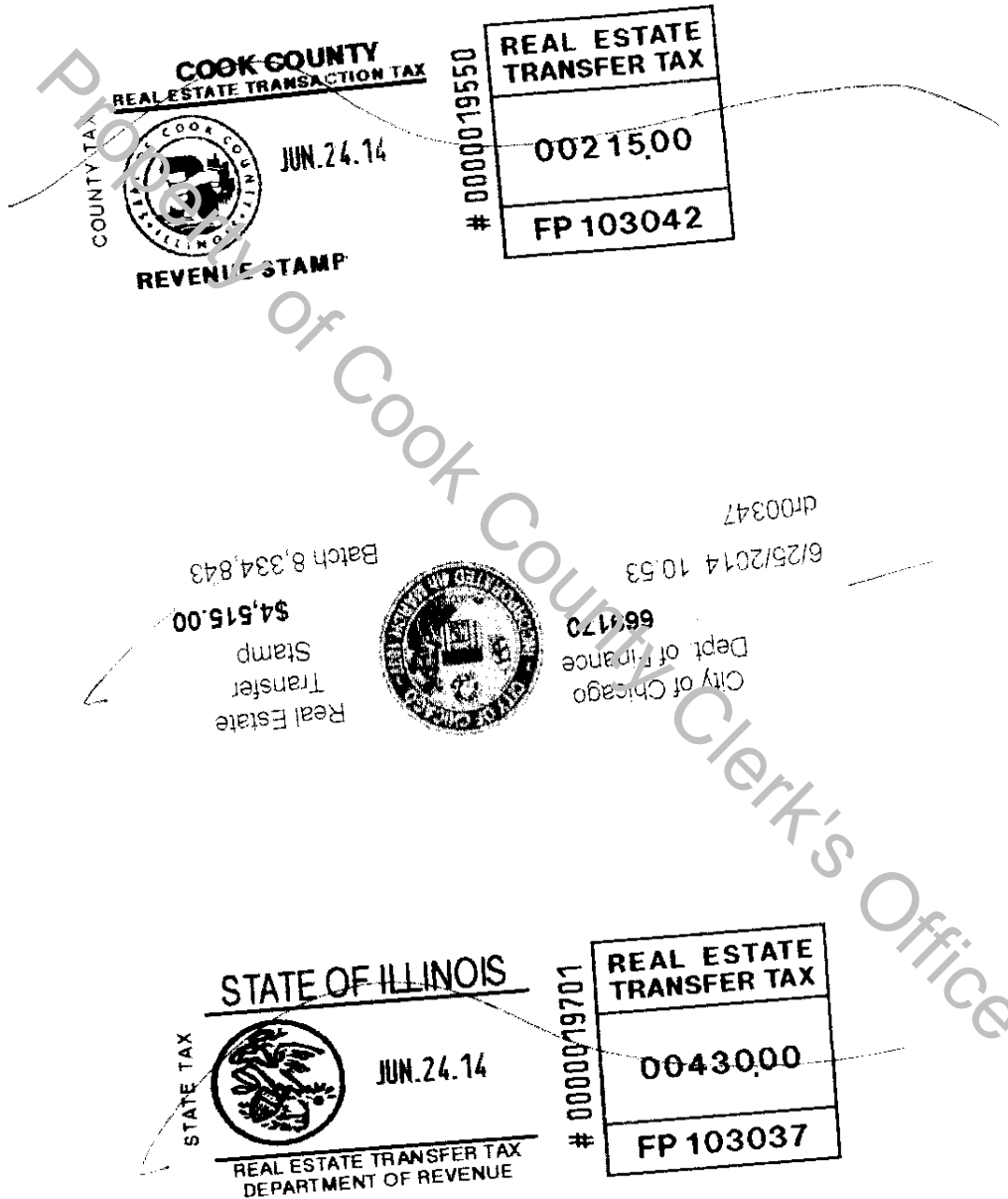
NLS 649000-15

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Permanent Real Estate Index Number(s): 13-01-417-040-0000; 13-01-417-041-0000; 13-01-417-055-0000

Address of real estate: 5685 N Lincoln Avenue, Chicago, IL 60659



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IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the date first above written.

Citizens Bank, National Association, a
national banking association f/k/a RBS
Citizens, N.A., successor-in-interest to
Liberty Federal Savings and Loan
Association of Chicago

By: _____

Name: Michael J. Knipper

Title: Senior Vice President

This instrument was prepared by First American Title Insurance Company at the request of Citizens Bank, National Association and under the supervision of Citizens Bank, National Association.

First American Title Insurance Company
Zachary M. Crosby
801 Nicollet Mall, Suite 1900
Minneapolis, MN 55402
NCS-649000-15-MPLS

After recording, return to:

First American Title Insurance Company
Attn: Zachary Crosby
801 Nicollet Mall, Suite 1900
Minneapolis, MN 55402
NCS-649000-15-MPLS

Mail tax bills to:

U.S. Bank National Association
U.S. Bank Corporate Real Estate
1000 E 111th Street
Chicago, Illinois 60628-4614
Attention: Amanda Howard

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STATE OF RI)
)
 COUNTY OF Providence) SS.

I, Olga DeLomba, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Knipper, personally known to me to be the Senior Vice President of Citizens Bank, National Association, formerly known as RBS Citizens, National Association, successor to St. Paul Federal Bank for Savings, and personally known 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 Senior Vice President he signed and delivered the said instrument pursuant to authority of said Citizens Bank, National Association as his free and voluntary act, and as the free and voluntary act and deed of said Citizens Bank, National Association, as the Senior Vice President of Citizens Bank, National Association, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal this 17 day of June, 2014.

Olga DeLomba
 Notary Public

[SEAL]

My Commission Expires: OLGA DeLOMBA
NOTARY PUBLIC
STATE OF RHODE ISLAND
COMMISSION EXPIRES March 1, 2017

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EXHIBIT A LEGAL DESCRIPTION

Real property in the County of Cook, State of Illinois, described as follows:

LOTS 11, 12 AND 13 (EXCEPT THAT PART LYING BETWEEN THE NORTHEASTERLY LINE OF LINCOLN AVENUE AND A LINE 17 FEET NORTHEASTERLY OF, MEASURED AT RIGHT ANGLES THERETO AND PARALLEL WITH THE NORTHEASTERLY LINE OF LINCOLN AVENUE, AS CONVEYED TO THE CITY OF CHICAGO, BY DOCUMENT 10667419) IN BLOCK 32 IN W.F. KAISER AND COMPANY'S SECOND ADDITION TO ARCADIA TERRACE, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK, IN THE STATE OF ILLINOIS.

EXCEPT THAT PART OF LOT 13 ABOVE CONVEYED TO LAURETTA BURKE BY WARRANTY DEED RECORDED SEPTEMBER 18, 1974 AS DOCUMENT 22848945, DESCRIBED AS FOLLOWS:

THE SOUTHWEST 89.91 FEET OF THE NORTHWEST 0.83 FEET OF LOT 13 (EXCEPT THAT PART LYING BETWEEN THE NORTHEASTERLY LINE OF LINCOLN AVENUE AND A LINE 17 FEET NORTHEASTERLY OF, MEASURED AT RIGHT ANGLES THERETO AND PARALLEL WITH THE NORTHEASTERLY LINE OF LINCOLN AVENUE AS CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT 10667419) IN BLOCK 32 IN W.F. KAISER AND COMPANY'S SECOND ADDITION TO ARCADIA TERRACE, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF RI)
)SS.
 COUNTY OF Providence

Michael J. Knipper, being duly sworn on oath, states in his capacity as the Senior Vice President of Citizens Bank, National Association, which is located at c/o Citizens Financial Group, Inc., 910 Douglas Pike, Smithfield, RI 02917, and that the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

By: [Signature]
 Michael J. Knipper, in his capacity as the Senior Vice President of Citizens Bank, National Association, a national banking association f/k/a RBS Citizens, N.A.

SUBSCRIBED AND SWORN to before me
 This 17 day of June, 2014

[Signature: Olga DeLomba]
 NOTARY PUBLIC

OLGA DeLOMBA
 NOTARY PUBLIC
 STATE OF RHODE ISLAND
 MY COMMISSION EXPIRES March 1, 2017