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Return to: After Recording Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60550

Doc#: 1419034055 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/09/2014 01:15 PM Pg: 1 of 3

Instrument Prepared by:
Roger R. Ochoa, Esq.
1127 E. Cambridge Dr.
Scherville, IN 46375
Licensed in IL, Bar ID No.
6287012

Mail Tax Statements To:
Niculae Ciocan
1855 Birch St.,
Des Plaines IL 60018

Tax Parcel ID#
09-28-126-006

SKM-140-3795.0

SPECIAL WARRANTY DEED

This WARRANTY DEED executed this 18 day of June, 2014
WITNESSETH, NEWBURY REO 2013, LLC, hereinafter called "GRANTOR," whether one or more,
does hereby grant to NICULAE CIOCAN, a married man, residing at 1855 Birch St., Des Plaines, IL
60018, hereinafter called "GRANTEE," whether one or more:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this
instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns
of corporations.

GRANTOR, for and in consideration of the sum of \$172,000.00 (One Hundred Seventy-Two
Thousand Dollars and No/100) and other valuable considerations, the receipt whereof is hereby
acknowledged, does hereby warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto
the GRANTEE, all that certain land, situated in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Tax ID#: 09-28-126-006

PROPERTY ADDRESS: 1855 Birch St., Des Plaines, IL 60018

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in
anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully
seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and
convey said land, and that GRANTOR will only warrant and forever defend the right and title to the

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above described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.

Subject to: covenants, conditions and restrictions of record; and taxes from 2014 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal the day and year first written above.

NEWBURY REO 2013, LLC

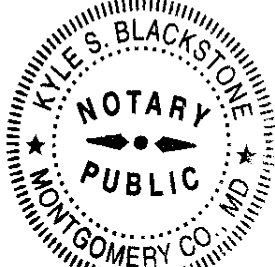
By: [Signature]
Name: Michael Niccolini
Title: Vice President

SB
REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00
NO. 55251
06
184
1855 BIRCH
CITY OF DES PLAINES

STATE OF ~~ILLINOIS~~ MARYLAND)
)
) ss.
COUNTY OF MONTGOMERY)

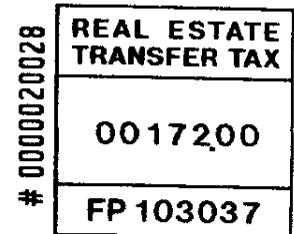
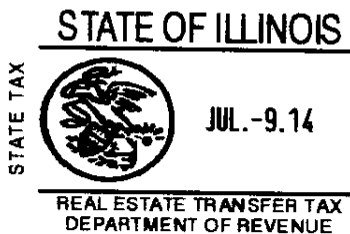
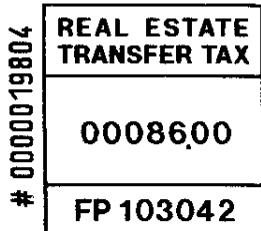
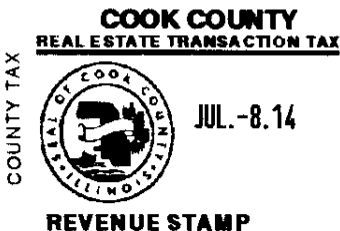
I, Kyle Blackstone, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Michael Niccolini, on behalf of NEWBURY REO 2013, LLC, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand official seal this 18 day of JUNE 2014.



[Signature]
Notary Public
My commission expires: 11-3-15

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by GRANTOR/GRANTEE and/or their agents; no boundary survey was made at the time of this conveyance.



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EXHIBIT A LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

Lot 30 in Unit "B" in O.W. Blume's Subdivision of No. 2 being a subdivision in the North half of Section 28, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

TAX MAP OR PARCEL ID NO.: 09-28-126-006

ADDRESS: 1855 Birch St., Des Plaines, IL 60018

Property of Cook County Clerk's Office