

UNOFFICIAL COPY



Doc#: 1420229002 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/21/2014 09:51 AM Pg: 1 of 6

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Stoneway Homes, Inc.
7649 S. Long Ave.
Burbank, IL 60459

QUIT CLAIM DEED

THIS INDENTURE made this 21st day of May, 20 14, between **BANK OF AMERICA, N.A.** hereinafter ("Grantor"), and **Stoneway Homes, Inc.**, whose mailing address is 7649 S. Long Ave., Burbank, IL 60459 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of **One Hundred Seven Thousand Six Hundred Twenty-Five Dollars and 00/100 (\$107,625.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does REMISE, RELEASE, QUIT CLAIM unto the Grantees FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **9335 S 54th Ct, Oak Lawn, IL 60453.**

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.

UNOFFICIAL COPY



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.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record any additional conveyance document, or otherwise transfer title to the Property within 60 days following the recordation of the deed conveying title of the Property to the Buyer

<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Village of Oak Lawn</td> <td style="width: 30%;">Real Estate Transfer Tax</td> <td style="width: 20%;">\$200</td> <td style="width: 20%;">01367</td> </tr> </table> <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Village of Oak Lawn</td> <td style="width: 30%;">Real Estate Transfer Tax</td> <td style="width: 20%;">\$300</td> <td style="width: 20%;">01576</td> </tr> </table>	Village of Oak Lawn	Real Estate Transfer Tax	\$200	01367	Village of Oak Lawn	Real Estate Transfer Tax	\$300	01576	<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Village of Oak Lawn</td> <td style="width: 30%;">Real Estate Transfer Tax</td> <td style="width: 20%;">\$20</td> <td style="width: 20%;">01156</td> </tr> </table> <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Village of Oak Lawn</td> <td style="width: 30%;">Real Estate Transfer Tax</td> <td style="width: 20%;">\$20</td> <td style="width: 20%;">01157</td> </tr> </table>	Village of Oak Lawn	Real Estate Transfer Tax	\$20	01156	Village of Oak Lawn	Real Estate Transfer Tax	\$20	01157
Village of Oak Lawn	Real Estate Transfer Tax	\$200	01367														
Village of Oak Lawn	Real Estate Transfer Tax	\$300	01576														
Village of Oak Lawn	Real Estate Transfer Tax	\$20	01156														
Village of Oak Lawn	Real Estate Transfer Tax	\$20	01157														

REAL ESTATE TRANSFER TAX		21-Jul-2014
		COUNTY: 54.00
		ILLINOIS: 108.00
		TOTAL: 162.00
24-04-320-014-0000 20140501605765 1-193-947-264		

UNOFFICIAL COPY

Executed by the undersigned on May 21, 20 14 :

GRANTOR:

BANK OF AMERICA, N.A.

By: 

Name: Lidia Alfaro,

Title: BANA, AVP, REO Sales

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, known to me to be the _____ of _____, and 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 _____ signed and delivered the instrument as _____ 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

SEND SUBSEQUENT TAX BILLS TO:

9335 S 54th Ct, Oak Lawn, IL 60453

UNOFFICIAL COPY

Exhibit A Legal Description

LEGAL DESCRIPTION OF THE PROPERTY
CONTAINED IN THE ABOVE REFERENCED INSTRUMENT
IS THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 34N, RANGE 12E,
SOUTH OF RANGE MERIDIAN, DE LAKE COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 24-04-320-014-0000, 24-04-320-015-0000

Commonly known as: 9335 S 54th Ct, Oak Lawn, IL 60453

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A
Legal Description

LOT 32 AND 33 IN BLOCK 17 IN
CRANBALL'S OAK LAWN
SUBDIVISION OF THE WEST HALF
OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 24-04-320-014-0000, 24-04-320-015-0000
Commonly known as: 9335 S 54th Oak Lawn, IL 60453

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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.