### **UNOFFICIAL COPY**

5/11-1400-4125.0

After Recording Return to:

All Star Title, Inc. 6225 Smith Avenue, Suite 202 Baltimore, MD 21209

Order Number: AST-14-8355

**Instrument Prepared by:** 

Roger R. Ochoa, Esq. 1127 E. Cambridge Dr. Scherervilla, IN 46375 Licensed in L., Bar ID No.

6287012

Mail Tax Statements To: NEWBURY REO 2(12, LLC 314 S. Franklin Street, P.O. Box 517, Titusville, PA 16354

**Tax Parcel ID#** 08-32-101-015-1007



Doc#: 1420329003 Fee: \$48.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 07/22/2014 09:49 AM Pg: 1 of 6

SPECIAL WARRANTY DEED

This WARRANTY DEED executed this day of wy, 20/9 WITNESSETH, NEWBURY REO 2013, LLC, a Delaware limited liability convoration, hereinafter called "GRANTOR," whether one or more, does hereby grant to ALEKSANDER JASIAK and MONIKA STRZALKA, as joint tenants with the right of survive ship, residing at 840 Wellington Avenue, Elk Grove Village, IL 60007, hereinafter called "GRANTEE," y puther 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 \$54,000.00 (Fifty-Four 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 GFANTEE, 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#: 08-32-101-015-1007

PROPERTY ADDRESS: 840 Wellington Avenue, Elk Grove Village, IL 60007

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.

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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 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:	
Name: Lara George	31817
Title: Vice President	
M.	
STATE OF <del>ILLIN</del> OIS	
COUNTY OF MONTHS	) ss. )
I. KYK BINCKSOK	, a Notary Public in and for said County and State
aforesaid, DO HEREBY CERTIFY that	on behalf of NEWBURY
REO 2013, LLC, personally known to me	to be the same person(s) whose name(s) is subscribed to the
	this day in person, and acknowledged hat he/she/they signed,
	s 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.
Gyar under my hand official seal this	\ day of \ \tau_1\ \ 2014.
STATE OF THE PARTY	20.01
OTARLA	
PUBLIC OF	Notary Public
1 2 m	My commission expires: \\ \-3-15
OWERY CHILIT	11-5-13

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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### UNOFFICIAL CO

### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date:

		antillitie.
Signature George	ge. Vice President	S. BLACKON
Grantor or Agent	To the state of	\$1V.
SUBSCRIBED and SWORN to before me on	1.3 00.461	HOTARY
(Impress Seal Here)	Y11_,20 <u>14</u> .	*
—— Ore	•	PUBLIC
2		MILIGONERY COMMIN
Notary Public		William III
The grantee or his agent affirms and verifies that assignment of beneficial interest in a lond truth	the name of the grante	e shown on the dead or
	CONTRO and bald 4:41.	4
partnership authorized to do business or acquire and recognized as a person and authorized to do business the laws of the State of Illinois	noid title to real estate i	in Illinois, or other entity
the laws of the State of Illinois.		•
Date:		
	Clark	
0.	(Q <sub>1</sub> ,	
Signature:	<i>'</i>	*
Grantee or Agent	' (	9
SUBSCRIBED and SWORN to before me on.		Offic
(Impress Seal Here)		1/5.
		· (C-
	•	-0
Notary Public		
NOTE: Any person who knowingly submits - 5-1-		
NOTE: Any person who knowingly submits a false stateme of a Class C misdemeanor for the first offense and a Class A	int concerning the identity of	of a grantee shall be guilty

N A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

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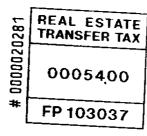
#### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date:
Signature.
Grantor or Agent
SUBSCRIBED and SWORN to before me on, 20
(Impress Seal Here)
O <sub>F</sub>
Notary Public
The grantee or his agent affirms and vorifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.
Date: 07.11.14
SUBSCRIBED and SWORN to before me on
(Impress Seal Here)  Of ICIAL SEAL
RICK CR FFER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/22/15
NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]









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## UNOFFICIAL CO

#### EXHIBIT A LEGAL DESCRIPTION

All that certain lot or parcel of land situate in the County of Cook, State of Illinois, and being more particularly described as follows:

Parcel 1: Unit 108 as delineated on Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Subdivision Lot "A" in Lot 3 in the first Resubdivision of part of Lot 1 in Village on the Lake Subdivision (Phase II) being a Subdivision of part of the Southwest 1/4 of Section 29 and part of the Northwest 1/4 of Section 32, all in Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded January 25, 1971 as Document 21380121 in Cook County, IL, which survey is exched as Exhibit "A" to the Declaration of Condominium Ownership made by Chicago Title & Trust Company, as Trustee under Trust Number 53436 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 21956271 together with undivided percentage interest in said Parcel (EXCEPTING from said Parcel all the properties and space comprising all the units thereof as defined and set forth in said Declaration and Survey) Parcel 2: Easement for the benefit of Parcel 1 as created by Declaration of Covenats by Chicago Title & Trust Company, as Trustee under Trust Agreement dated March 25, 1969 and known as Trust Number 53436 dated June 18, 1971 and recoded June 18, 1971 as Document 21517206 and as crated by Deed made by Chicago Title & Trust Company, as Trustee under Trust Agreement date. March 25, 1969 and known as Trust Number 53436 to Greg T. Bromberek, dated March 15, 1973 and recorded May 1, 1973 as Document 22308339 for ingress and egress over Lot 2 (EXCEPT Sub Lots "A", "B' and "C") in the Village on the Lake Subdivision, being a Subdivision o. Section 32, Township 41. thereof recorded January 25, 1971 as D.

TAX MAP OR PARCEL ID NO.: 08-32-101-015-1007

ADDRESS: 840 Wellington Avenue, Elk Grove Village, IL 60007 Subdivision of the Northwest 1/4, part of the Southwest 1/4 of Section 29 and part of the Northeast 1/4 of Section 32, Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat

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# **UNOFFICIAL COPY**

#### AFFIDAVIT – PLAT ACT RECORDER OF COOK COUNTY

STATE OF ILLI	INOIS	)		
COUNTY OF C	оок	)ss )		
Affiant, _	Lam	George	, being	duly sworn on oath, states that he . That the attached deed is not in
resides at violation of 765 ILC	CS 205/1 fo	or one of the following	reasons:	. That the attached deed is not the
1. X The rale or	exchange i	s of an entire tract of l	and not being a part of a	larger tract of land
		tion of the land is into easements of access.	parcels or tracts of five	acres or more of size, which does not
3. The division new streets or ear			ne acre in any recorded su	abdivision, which does not involve any
4. The sale or ex	change of	land is between owner	s of adjoining and contig	uous land.
			ests therein for use as rig streets or easements of ac	ht of way for railroads or other public cess.
6. The conveyar or easements of		nd owned by a railroad	l or other public utility, v	which does not involve any new streets
7. The conveya dedication of lan	ince is of l nd for publi	and for highway or o	the public purposes or elating in the vacation of	grants or conveyances relating to the land impressed with a public use.
8. The conveyar	nce is made	to correct descriptions	s in prior conveyances.	
				sion into no more than two parts of a bring any new streets or easements of
larger tract havi and no sale pric	ng been det or to this sa	termined by the dimen le, or any lot or lots f	sions and configurations	dimensions and configurations of said of said large, tract on October 1, 1973, ing taken place since October 1, 1973, eyor.
C	CIRCLE TI	HE NUMBER OF AL	L APPLICABLE STA	ΓEMENTS ABOVE.
Illinois, to accept t	he attached		and that all local require	he Recorder of Deeds of Cook County, ments applicable to the subdivision of
			Ву:	
			LACA	Storge, Vice Absiden
SUBSCRIBED AN	D SWORN	to before me this	day of July	, 20 <u>M</u> _,
	20			BLACKO AND
Notary Public My commission ex	pires:	1-3-15		HOTAR
				AUBLIC &
				MERY COMMING