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Doc#: 1422416079 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2014 04:15 PM Pg: 1 of 4

Commitment Number: 3213442
Seiler's Loan Number: 408419422

This instrument prepared by: Ross M. Rosenberg, Esc., Rosenberg LPA, Attorneys At Law,
3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink,
FNF's National Lender Platform
1200 Clemington Parkway
Moon Township, PA 15108

Mail Tax Statements To: SNS REALTY GROUP, LLC; 2042 W Belmont Chicago IL 60618

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-25-315-063-1002

14224-36

SPECIAL WARRANTY DEED

BOX 162

Fifth Third Mortgage Company, a division of Fifth Third Bank, whose mailing address is 5001 Kingsley Drive Cincinnati OH 45227, hereinafter grantor, for \$105,250.00 (One Hundred Five Thousand Two Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to SNS REALTY GROUP, LLC, hereinafter grantee, whose tax mailing address is 2042 W Belmont Chicago IL 60618, the following real property:

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: PARCEL 1: UNIT GS IN 2518 -20 N. WILLETTS CONDOMINIUMS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0636109080, BEING A PORTION OF: LOTS 10 AND 11 IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE

Property Address is: 2518 N Willers Ct # GS Chicago IL 60647-9508

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13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF 2G, A LIMITED COMMON
ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE
DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0636109080.
PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR
INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND
RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS
DOCUMENT NUMBER 0636109079; SITUATED IN COOK COUNTY, ILLINOIS.

Property Address is: 2518 N Willets Ct # GS Chicago IL 60647-9508

Seller 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 seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

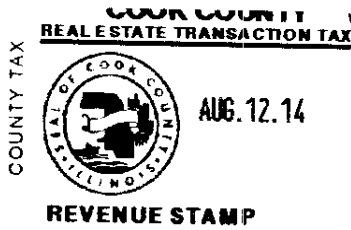
Prior instrument reference: 1301415034

City of Chicago
Dept. of Finance
662324

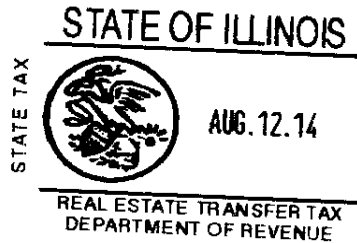
3/7/2014 12:14
dr00193



Real Estate
Transfer
Stamp
\$1,107.75
Batch 7,760,111



# 0000020408	REAL ESTATE TRANSFER TAX
	00052.75
	FP 103042



# 0000020629	REAL ESTATE TRANSFER TAX
	00105.50
	FP 103037

Property Address is: 2518 N Willets Ct # GS Chicago IL 60647-9508

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Executed by the undersigned on December 10, 2013:

Fifth Third Mortgage Company, a division of Fifth Third Bank

By: [Signature]

Name: M. B. McCoy
Vice President

Its: _____



[Signature]
Witness Signature
Stephen Gabbard
Assistant Vice President
Witness Printed Name

STATE OF OHIO
COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me on December 10, 2013 by M. B. McCoy its Vice President on behalf of Fifth Third Mortgage Company, a division of Fifth Third Bank who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative



TINA JOHNSON
Notary Public, State of Ohio
My Commission Expires
April 23, 2017

Property Address is: 2518 N Willets Ct # GS Chicago IL 60647-9508

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Plat Act Affidavit

STATE OF _____)

DOCUMENT NUMBER _____

COUNTY OF _____)

SS

I, (Name) Randi Decker being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 2518 N Willets Ct # GS Chicago IL 60647-9508, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205(1.1)(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of 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 and 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 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. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following an 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 configuration 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;
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the _____ COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 10th day of December, 2013

Randi Decker
(Signature) Randi Decker

NOTARY.

Tina Johnson
(Seal)



TINA JOHNSON
Notary Public, State of Ohio
My Commission Expires
April 23, 2017