

UNOFFICIAL COPY



1425229094

Doc#: 1425229094 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/09/2014 03:45 PM Pg: 1 of 3

Commitment Number: 3290740
Seller's Loan Number: 4184547

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

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: **Marshall Land Trust: 2338 S MARSHALL BLVD CHICAGO, IL 60623-3535**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16-25-111-038-0000

14252-33

SPECIAL WARRANTY DEED

BOX 162

The Northern Trust Company, whose mailing address is 50 S. LASALLE ST, CHICAGO, IL 60603, hereinafter grantor, for \$148,000.00 (One Hundred Forty Eight Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Marshall Land Trust, hereinafter grantee, whose tax mailing address is 2338 S MARSHALL BLVD CHICAGO, IL 60623-3535, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOTS 16 AND 17 IN THE LIZZIE U. SHARP'S SUBDIVISION OF ALL THAT PART OF LOT 3 AND THE WEST ONE THIRD OF LOT 4 IN THE SUPERIOR COURT PARTITION OF THE EAST 48 ACRES OF THE NORTH 96 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF

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**TWENTY FOURTH STREET AND WEST OF BOULEVARD AND SOUTH OF THE
NORTH 3 ACRES THEREOF IN COOK COUNTY, ILLINOIS.**

Property Address is: 2338 S MARSHALL BLVD CHICAGO, IL 60623-3535

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: **1310151031**

City of Chicago
Dept. of Finance
673688
9/3/2014 14:19
dr00762



Real Estate
Transfer
Stamp
\$1,554.00
Batch 8,723.713

| | | | |
|-----------|---|--------------|-----------------------------|
| STATE TAX | STATE OF ILLINOIS | # 0000020866 | REAL ESTATE TRANSFER TAX |
| |  SEP.-3.14 | | 00148.00 |
| | REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | | FP 103037 |

| | | | |
|------------|---|--------------|-----------------------------|
| COUNTY TAX | COOK COUNTY REAL ESTATE TRANSACTION TAX | # 0000020749 | REAL ESTATE TRANSFER TAX |
| |  SEP.-3.14 | | 74.00 |
| | REVENUE STAMP | | FP 103042 |

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Executed by the undersigned on _____, 2014:

The Northern Trust Company

By: [Signature]
 Name: Nelson J. Leidner, Jr.
 Its: Vice President

STATE OF IL
 COUNTY OF Cook

The foregoing instrument was acknowledged before me on 29th, 2014 by Nelson J. Leidner its Vice President on behalf of The Northern Trust Company who is personally known to me or has produced Badge ID 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

