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SPECIAL WARRANTY DEED



1426629027

Doc#: 1426629027 Fee: \$46.00

RHSP Fee: \$9.00 RPPF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/23/2014 10:20 AM Pg: 1 of 5

THIS INDENTURE, made as of the 31st day of July, 2014, between JOHN T. KING a married man (hereinafter referred to as the "Grantor"), to and in favor of NORTH COMMUNITY BANK, 180 N. LaSalle Street, Suite 1925, Chicago, Illinois 60601, (hereinafter referred to as the "Grantee"); WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars (\$10.00) and the agreements set forth in that certain Settlement Agreement dated July 31, 2014, by and between Grantor, Grantee and others and for

other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents Grantor does hereby REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its successors and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois described in Exhibit A attached hereto and by this reference made a part hereof, together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances,

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are in any manner encumbered or charged, except as herein recited; and that it will WARRANT AND DEFEND the said premises, against all persons lawfully claiming by, through or under it, subject only to the lien of the Mortgage and other loan Documents and the matters set forth in Exhibit B attached hereto and made a part hereof for which there shall be no merger with this deed.

NEITHER THE GRANTOR NOR THE GRANTEE INTEND THAT THERE BE, AND THERE SHALL NOT IN ANY EVENT BE, A MERGER OF THE MORTGAGE OR OTHER LOAN DOCUMENTS SET FORTH IN EXHIBIT B WITH THE TITLE OR OTHER INTEREST OF THE GRANTEE IN AND TO THE PROPERTY HEREBY CONVEYED, AND THE GRANTOR EXPRESSLY INTENDS THAT THE INTERESTS OF THE MORTGAGEE IN THE MORTGAGE AND OTHER LOAN DOCUMENTS AND THE GRANTEE'S TITLE TO THE PROPERTY SHALL BE AND REMAIN AT ALL TIMES SEPARATE AND DISTINCT. THIS DEED IS NOT INTENDED TO NOR SHALL IT RELEASE THE LIENS AND SECURITY INTERESTS CONTAINED IN THE MORTGAGE OR OTHER LOAN DOCUMENTS.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents the day and year first above written.

John T. King

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The undersigned is executing this Special Warranty Deed for the sole purpose of releasing any and all homestead claims in the subject property.

Anne E King
Anne. E. King

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John T. King who is personally known to me and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument in his individual capacity and as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of August, 2014.

STATE OF ILLINOIS)
COUNTY OF COOK)

Charlie Barrios
Notary Public
OFFICIAL SEAL
Charlie Barrios
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07-03-16

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John T. King who is personally known to me and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument in his individual capacity and as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of August, 2014 Charlie Barrios

THIS INSTRUMENT WAS PREPARED BY:

Scott H. Kenig, Esq.
Randall & Kenig LLP
455 North Cityfront Plaza Drive
NBC Tower – Suite 2510
Chicago, Illinois 60611

AFTER RECORDING RETURN TO: Notary

Scott H. Kenig, Esq.
Randall & Kenig LLP
455 North Cityfront Plaza Drive
NBC Tower – Suite 2510
Chicago, Illinois 60611

SEND SUBSEQUENT TAX BILLS TO:

Mr. Robert Wilson
North Community Bank
181 N. LaSalle Street
Suite 1925
Chicago, Illinois 60601

OFFICIAL SEAL
Charlie Barrios
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07-03-16

EXEMPT FROM STATE OF ILLINOIS REAL ESTATE TRANSFER TAX PURSUANT TO §31-45(l) OF THE ILLINOIS PROPERTY TAX CODE (35 ILCS 200/31-45).

Dated: July 31, 2014

Scott H. Kenig
Scott H. Kenig

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EXHIBIT A

PROPERTY DESCRIPTION

THE SOUTH 16 2/3 FEET OF LOT 6 AND THE NORTH 16 2/3 FEET OF LOT 7 IN BLOCK 3 IN MAGE'S SUBDIVISION OF OUT LOT 24 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN No.: 20-16-209-041-0000

Common Addresses: 5726 S. Princeton, Chicago, Illinois 60621

Property of Cook County Clerk's Office

City of Chicago
Dept. of Finance
674909



Real Estate
Transfer
Stamp

\$0.00

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EXHIBIT B

PERMITTED EXCEPTIONS

1. 2014 Real Estate Taxes and all subsequent years not yet due and owing.
2. Mortgage executed by John T. King in favor of North Community Bank dated April 5, 2008 and recorded on April 23, 2008 as Document No. 0811436164 to secure a promissory note in the original principal amount of \$300,000.00.
3. Assignment of Rents executed by John T. King in favor of North Community Bank dated April 5, 2008 and recorded on April 23, 2008 as Document No. 0811436165.
4. Covenants, conditions and restrictions of record.

Property of Cook County Clerk's Office

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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 the 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 title to real estate under the laws of the State of Illinois.

Dated: July 31, 2014

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said agent this 31st day of July, 2014.

Notary Public: _____

[Handwritten Signature: Sharon Katz]



The grantee or his agent affirms and verifies 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.

Dated: July 31, 2014

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said agent this 31st day of July, 2014.

Notary Public: _____

[Handwritten Signature: Sharon Katz]



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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 31-45 (l) of the Illinois Real Estate Transfer Tax Law.)