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Doc#: 1427318038 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/30/2014 09:35 AM Pg: 1 of 5

This Document Prepared By:

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

After Recording Return To:

Michael E. Gierman and Lauren A. Gierman
7660 W. Ponderosa Drive
Palos Heights, Illinois 60463

QUIT CLAIM DEED

THIS INDENTURE made this 22 day of July, 2014, between **BANK OF AMERICA, NA**, hereinafter ("Grantor"), and, **Michael E. Gierman and Lauren A. Gierman**, whose mailing address is 7660 W. Ponderosa Drive, Palos Heights, Illinois 60463 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of **Forty Thousand Dollars and 00/100 (\$40,000.00)**, 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 **14606 Hamlin Ave, Midlothian, IL 60445**.

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

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forth on Exhibit B.

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

Property of Cook County Clerk's Office



**VILLAGE OF
MIDLOTHIAN**
Real Estate Payment Stamp
2206

REAL ESTATE TRANSFER TAX

21-Aug-2014



COUNTY:	20.00
ILLINOIS:	40.00
TOTAL:	60.00

28-11-126-014-0000 | 20140701618157 | 0-354-613-376

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Exhibit A Legal Description

LOTS 3 AND 4 IN BLOCK 16 IN
A.T. MCINTOSH'S MIDLOTHIAN
MANOR BEING A SUBDIVISION OF
THE WEST 1/2 OF THE NORTHWEST
1/4 OF THE SECTION 11, AND THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N.
28-11-126-014-0000, 28-11-126-015-0000. Commonly known as 14606 HAMLIN AVENUE,
MIDLOTHIAN, IL 60445.

Permanent Real Estate Index Number: 28-11-126-014-0000; 28-11-126-015-0000

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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.