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Doc#: 1427319148 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/30/2014 03:17 PM Pg: 1 of 4

RETURN TO:
WILK SILVER, LLC
1000 GERMANTOWN PIKE, SUITE J-4
PLYMOUTH MEETING, PA 19462
File No. REO-31503

NAME & ADDRESS OF TAXPAYER:
A & F HOLDINGS LLC
855 RAND ROAD
DES PLAINES, IL 60016

THIS DOCUMENT PREPARED BY:
RONALD G. WILK, ESQUIRE
1000 GERMANTOWN PIKE, SUITE J-4
PLYMOUTH MEETING, PA 19462
ATTORNEY ID #6316041

TAX ID NO.: 10-14-225-033-0000

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 19th day of September, 2014, by and between BANK OF AMERICA, N.A., organized and existing under the laws of THE UNITED STATES OF AMERICA, of 101 South Tryon Street, Charlotte, NC 28280 hereinafter referred to as Grantor(s) and A & F HOLDINGS LLC, of 855 Rand Road, Des Plaines, IL 60016, hereinafter referred to as Grantee(s)

WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. _____ Recorded: _____

**NORTH AMERICAN
TITLE COMPANY**

14-01915K

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

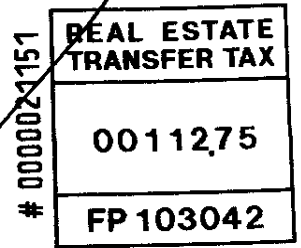
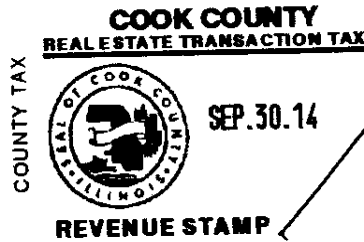
Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph e"
Section 21-5; Real Estate Transfer Tax Act

Date _____

Signature of Buyer, Seller or Representative _____

Assessor's parcel No. 10-14-275-033-0000



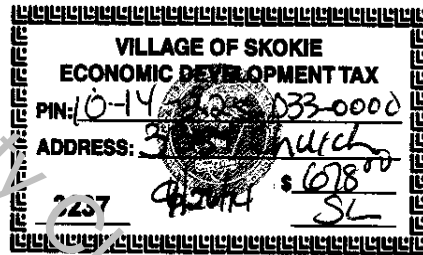
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 19th day of Sept, 2014.

BANK OF AMERICA, N.A.

BY: _____

PRINT NAME: Todd Gabert

TITLE: AVP

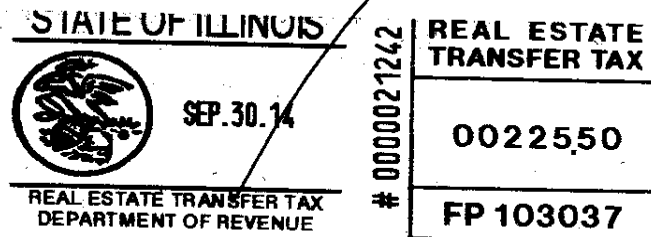
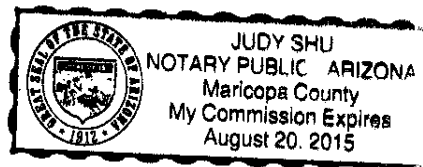


STATE OF AZ
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Todd Gabert, AVP of BANK OF AMERICA, N.A. is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 19th day of September, 2014.

Notary Public Judy Shu
My commission expires: 8-20-2015



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MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

NAME & ADDRESS OF PREPARER:

RONALD G. WILK, ESQUIRE
1000 GERMANTOWN PIKE, SUITE J-4
PLYMOUTH MEETING, PA 19462

Property of Cook County Clerk's Office
WW

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EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1: THE WEST 24.0 FEET OF LOT 4 IN NEW PRAIRIE TOWNHOME RESUBDIVISION OF PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON PART OF THE OUTLOT AS CREATED BY DECLARATION RECORDED AS DOCUMENT 91439566 AND BY AMENDMENT TO NEW PRAIRIE TOWNHOME DEVELOPMENT RECORDED AS DOCUMENT 92698250 AS AMENDED FROM TIME TO TIME, AND BY DEED RECORDED AS DOCUMENT NO. 93604772, IN COOK COUNTY, ILLINOIS.

PIN: 10-14-225-033-0000

PROPERTY COMMONLY KNOWN AS: 3354 Church Street, Evanston, IL 60203

Property of Cook County Clerk's Office