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**SPECIAL
WARRANTY
DEED
ILLINOIS**

Doc#: 1428742000 Fee: \$88.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/14/2014 08:26 AM Pg: 1 of 4

This instrument was prepared by:
Shane E. Mowery
Attorney at Law
3653 W. Irving Park Rd.
Chicago, IL 60618

Know All Men By These Presents, that **SANTANDER BANK, N.A., F/K/A SOVEREIGN BANK, N.A.**, (the "Grantor"), for and in consideration of the sum of Seventy Eight Thousand Dollars (\$78,000.00) in cash and other good and valuable consideration, in hand paid, by **PAWEL SUCHEKI** (the "Grantee"), individually, to Grantor, the receipt and sufficiency of which is hereby acknowledged, has **GRANTED, BARGAINED, SOLD, and CONVEYED** and by these presents, does **GRANT, BARGAIN, SELL and CONVEY** unto Grantees the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description attached hereto as Exhibit "A"

Address of Real Estate: 7321 W. 56th Pl., Summit, IL 60501

Permanent Index Number: 18-13 212-039-0000

(the "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, his successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to specially WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) general real estate taxes not yet due and payable.

GR STARS 3015 10/18

REAL ESTATE TRANSFER TAX

19-Sep-2014



COUNTY:	39.00
ILLINOIS:	78.00
TOTAL:	117.00

18-13-212-039-0000 | 20140901630374 | 1-080-091-776

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EXECUTED this 10th day of September, 2014.

Russell L. Hix
AVP

**SELLER: Santander Bank, N.A.,
Formerly known as Sovereign Bank, N.A.
By: Russell L. Hix
Its: Assistant Vice President**

COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY OF BERKS)

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Russell L. Hix personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person an acknowledged that he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10th day of September, 2014.

Jennifer L. Groff
NOTARY PUBLIC

2/25/16
Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jennifer L. Groff, Notary Public
Wyomissing Boro., Berks County
MY COMMISSION EXPIRES FEB. 25, 2016

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jennifer L. Groff - Notary Public
Wyomissing Boro., Berks County
MY COMMISSION EXPIRES FEB. 25, 2016

MAIL TO:

Pawel Suchecki
7742 S. Major
Burbank, IL 60459

MAIL SUBSEQUENT TAX BILLS TO:

Pawel Suchecki
7742 S. Major
Burbank, IL 60459

Properly Filed Cook County Clerk's Office

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EXHIBIT A

Legal Description

LOT 7 (EXCEPT THE EAST 20 FEET THEREOF) AND ALL OF LOT 8 IN BLOCK 4 IN HARLEM HEIGHTS, A SUBDIVISION OF OUT LOT 2 IN CANAL TRUSTEE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Encumbrances

- (a) general real estate taxes not due and payable at the time of Closing;
- (b) the Act and Code;
- (c) the Association Documents, including all amendments and exhibits thereto, if any;
- (d) applicable zoning and building laws and ordinances;
- (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser;
- (f) easements, agreements, conditions, covenants, and restrictions of record, if any;
- (g) leases and licenses affecting the Common Elements or Purchased Unit, if any;
- (h) liens and other matters of title over which the title company, as hereinafter defined, is willing to insure without cost to Purchaser;
- (i) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (j) applicable building and zoning laws, statutes, ordinances and restrictions;
- (k) roads and highways, if any;
- (l) Purchaser's mortgage; and
- (m) existing leases and tenancies.

Property of Cook County Clerk's Office