

# UNOFFICIAL COPY



Doc#: 1432522087 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/21/2014 11:57 AM Pg: 1 of 3

Commitment Number: 3216568  
Seller's Loan Number: 405353798

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: Salomon Rios: 4956 N SPAULDING AVE APT 2 CHICAGO IL  
60625-5086

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
13-11-421-032-1019

## SPECIAL WARRANTY DEED

14324-30  
BOX 162

**Fifth Third Mortgage Company**, whose mailing address is **5001 Kingsley Drive Cincinnati, OH 45227**, hereinafter grantor, for \$89,900.00 (Eighty Nine Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Salomon Rios**, hereinafter grantee, whose tax mailing address is **4956 N SPAULDING AVE APT 2 CHICAGO IL 60625-5086**, the following real property:

All that certain condominium situate in the County of Cook, State of Illinois, described as follows: Unit 4956-2 together with its undivided percentage interest in the common elements in Albany Park Manor Condominium, as delineated and defined in the Declaration recorded as document number 0527139023, as amended from time to time, in the Southwest 1/4 of Section 12, Township 40 North, Range 13 and the Southeast 1/4 of Section 11, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 4956 N SPAULDING AVE APT 2 CHICAGO IL 60625-5086

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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: **1412757015**

City of Chicago  
Dept. of Finance  
**677763**



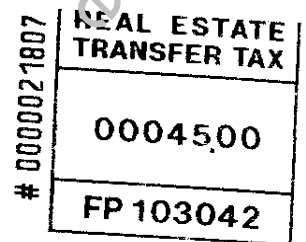
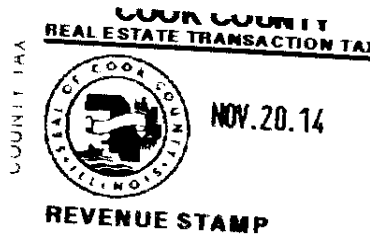
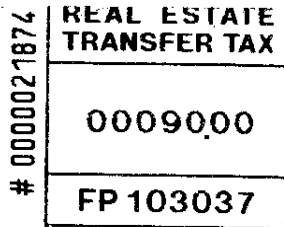
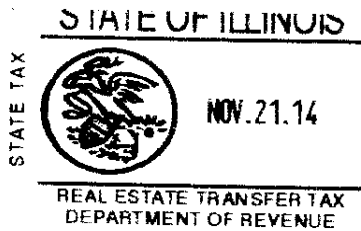
Real Estate  
Transfer  
Stamp

**6945.00**

11/7/2014 13:17

dr00198

Batch 9,019,383



Property Address is: **4956 N SPAULDING AVE APT 2 CHICAGO IL 60625-5086**

# UNOFFICIAL COPY

Executed by the undersigned on October 30, 2014:

**Fifth Third Mortgage Company**

By: [Signature]

Name: M.B. McCoy  
**Senior Vice President**

Its: \_\_\_\_\_



[Signature]

Witness Signature  
**Brad Griffith**

Assistant Vice President  
Witness Printed Name

STATE OF Ohio  
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me on October 30, 2014 by M. B. McCoy its Senior Vice President on behalf of **Fifth Third Mortgage Company** who is personally known to me or has produced \_\_\_\_\_ 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



**TINA JOHNSON**  
Notary Public, State of Ohio  
My Commission Expires  
12-09-2017

**Property Address is: 4956 N SPAULDING AVE APT 2 CHICAGO IL 60625-5086**