

UNOFFICIAL COPY



Doc#: 1434310076 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2014 12:46 PM Pg: 1 of 2

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2014/11/23
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2014

RECEIVER'S SPECIAL WARRANTY DEED

THE GRANTOR, Steven S. Spinell of Kinzie Real Estate Services, LLC, not personally but solely as Court Appointed Receiver pursuant to Case No. 2010-CH-2004 pending in the Circuit Court of Cook County, Illinois, County Department, Chancery Division, in consideration of the sum of TWO HUNDRED THIRTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$238,000.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Receiver and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, Giuseppe Zappani, having an address of 10161 Franklin Avenue, Franklin Park, Illinois, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOTS 685 AND 686 IN BLOCK 4 IN THIRD DIVISION OF RIVERSIDE IN SECTION 36,
TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable at the time of Closing; any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land; and easements, or claims of easements, not shown by public records.

The execution of this deed by the above-referenced Receiver is intended not as a personal undertaking and agreement by the Receiver with the intention of binding said Receiver personally, but is made and intended for the purpose of binding only the real estate to be conveyed herein. This deed is executed and delivered by the Receiver, not in his own right, but solely in the exercise of the powers conferred upon Steven S. Spinell as the Court Appointed Receiver and no personal liability is assumed by nor shall at any time be ascertainable or enforceable against the Receiver on account of this Receiver's Special Warranty Deed or on account of any representation, covenant, undertaking, or agreement of the said Receiver in this deed contained, either expressed or implied, and all such personal liability, if any, is hereby expressly waived by the Grantee herein and by all persons claiming by, through, or under said Grantee. Recourse, if any, shall be permitted only against the real estate conveyed.

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Property Index Number: 15-36-212-012-0000

Street Address: 363-369 E. Burlington Street, Riverside, Illinois 60546

MRE06.401/011105
(00055436)

REAL ESTATE TRANSFER TAX

19-Nov-2014



COUNTY: 119.00
ILLINOIS: 238.00
TOTAL: 357.00

BOX 333-CTI

