## **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



## **XECEIVER'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 wat:

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, but 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.

Property Index Number:

15-36-212-012-0000

Street Address:

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

MRE06.401/011105 {00055436} | COUNTY: 119.00 | 11LINOIS: 238.00 | TOTAL: 357.00 | 15-36-212-012-0000 | 20141101645976 | 1-190-613-632 |

## **UNOFFICIAL COPY**

Dated this day of November, 2014.
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
By: Name: Steven 9. Sr Fell
Title: Court Appointed Receiver  STATE OF ILLINOIS
COUNTY OF COOK
I, the undersigned, a notary public in and for the county and state above, do hereby certify that Steven S Spinell, of Kinzie Real Estate Services, L.C., not personally but solely as Court Appointed Receiver pursuant to Case No. 2010-CH-2004 pending in the Circuir Court of Cook County, Illinois, County Department, Chancer Division, being known to me to be the same person, whose name is subscribed to the above instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument, as his free any voluntary act, not personally but solely in his capacity as Court Appointed Receiver, for the uses and purpose stated above.
Given under my hand and official seal, this day of November, 2014.
Milite
Notary Public
Prepared By:
Meghan E. White, Esquire Schenk Annes Tepper Campbell Ltd. 311 South Wacker Drive, Suite 2500 Chicago, Illinois 60606
After Recording, Mail To:
Nick Mlade, Esquire
105 Prairie Drive Compliance of Exemption Approved Westmont, Illinois 60559 Village of Riverside
Send Subsequent Tax Bills To:
Giuseppe Zappani
10161 Franklin Avenue

MRE06.401/011105 {00055436}

Franklin Park, Illinois 60131