

# UNOFFICIAL COPY



14346350150

## SPECIAL WARRANTY DEED ILLINOIS

Doc#: 1434635015 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/12/2014 09:23 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 Ninety Five Thousand Dollars (\$95,000.00) in cash and other good and valuable consideration, in hand paid, by KYLE FREEMAN, MARY ANNE FREEMAN AND THOMAS FREEMAN (the "Grantees"), as joint tenants with right of survivorship, 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: 6642 45<sup>th</sup> St., Lyons, IL 60534

Permanent Index Number: 18-02-305-056-0000

(the "Property") subject to the matters noted 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.

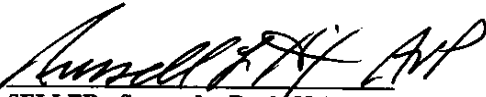
S N  
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331

ST-515 3150/2014/12/12 10:23 AM

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EXECUTED this 18<sup>th</sup> day of November, 2014.



**SELLER: Santander Bank, N.A.,**  
Formerly known as Sovereign Bank, N.A.

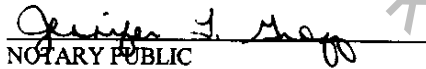
**By: Russell L. Hix**

**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.

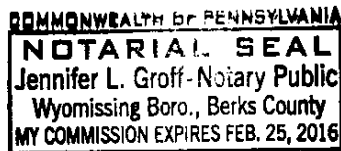
GIVEN under my hand and official seal, this 18<sup>th</sup> day of November, 2014.

  
NOTARY PUBLIC

11/25/14  
Commission Expires

~~MAIL TO:~~

MAIL SUBSEQUENT TAX BILLS TO:



*Handwritten:*  
KYLE FREEMAN  
8417 LINDSEY ST.  
LYONS, IL 60033-1034

## REAL ESTATE TRANSFER TAX

25-Nov-2014



COUNTY:	47.50
ILLINOIS:	95.00
<b>TOTAL:</b>	<b>142.50</b>

18-02-305-056-0000 | 20141101645313 | 0-698-593-920

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## EXHIBIT A

### Legal Description

THE WEST 1/2 OF LOT 75 IN H.O. STONE AND COMPANY'S 5TH ADDITION TO RIVERSIDE ACRES, IN SECTIONS 2 AND 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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;
- (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.