

UNOFFICIAL COPY



Doc#: 1435057062 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/18/2014 11:30 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

1/5 4/3
40012128

THIS INSTRUMENT dated the 24th day of November, 2014, by and between FirstMerit Bank, N.A. (hereinafter "Grantor"), and Omid M. Farr, a ~~single person~~ *married man, whose current mailing address is 401 N. Wabash Avenue, #53F, Chicago, IL 60611, (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS and other good and valuable consideration, to it paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, alien and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, subject only to the following exceptions: (a) general real estate taxes not due and payable at the time of Closing; (b) all easements, air rights and covenants, conditions and restrictions of record which shall, at the time of Closing, have been recorded with the Recorder of Deeds of Cook County and which Buyer shall, by accepting the conveyance of the Property, be deemed to have accepted and ratified as of the Closing Date; (c) applicable zoning and building laws and ordinances; (d) acts done or suffered by Buyer or anyone claiming through Buyer; (e) liens and other matters of title over which the Title Insurer is willing to insure without cost to Buyer; (f) utility easements, if any, whether recorded or unrecorded; ("Permitted Exceptions").

Address of Real Estate: 1906 N. Burling Street
Chicago, IL 60614

Permanent Real Estate Index No.: 14-33-300-058-0000

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor during the period of time Grantor held fee simple title to the Real Estate; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

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IN WITNESS WHEREOF, the below Grantor has executed this Special Warranty Deed on the 24th
day of November, 2014.

FirstMerit Bank, N.A.,

BY: *Matthew J. Smith*
Matthew J. Smith, Vice President

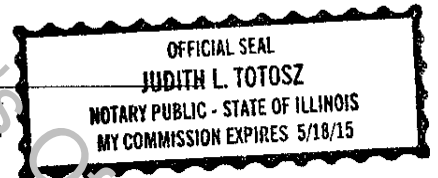
BY: *Kimberly A. Neil*
Kimberly A. Neil, Officer

STATE OF ILLINOIS)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that before me on this day personally appeared Matthew J. Smith, Vice President of FirstMerit Bank, N.A. and Kimberly A. Neil, Officer of FirstMerit Bank, N.A., and acknowledged the said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS, my hand and official seal this 24th day of November, 2014.

Judith L. Totosz
NOTARY PUBLIC





Prepared by: William L. Kabaker
951 Forestway Drive
Glencoe, IL 60022


Mail to: OMID M FARR
141 W. JACKSON BLVD #2600
CHICAGO, IL 60604

Name and address of Taxpayer:

UNOFFICIAL COPY**EXHIBIT "A"**

THE EAST 1/2 OF LOT 21 IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 20, 21, 22, 23 AND 24 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		11-Dec-2014
		COUNTY: 1,500.00
		ILLINOIS: 3,000.00
		TOTAL: 4,500.00
14-33-300-058-0000 20140601602515 0-637-619-136		

REAL ESTATE TRANSFER TAX		11-Dec-2014
		CHICAGO: 22,500.00
		CTA: 9,000.00
		TOTAL: 31,500.00
14-33-300-058-0000 20140601602515 0-546-687-616		