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Doc#: 1502634097 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/26/2015 02:19 PM Pg: 1 of 6

AFTER RECORDING RETURN TO:
FIRST TITLE SERVICES
7361 CALHOUN PLACE, SUITE 200
ROCKVILLE, MD 20855
File No. 125923

MAIL TAX STATEMENTS TO:
MATTHEW SCHWARTZ

Clb Wayne Shapiro, P.C.
111 W. Washington St. Ste 1028
Chicago IL 60602

This document prepared by:
HOWARD W. ANDERSON, III, ESQ.
PO BOX 851, 402-3 PENDLETON ROAD
CLEMSON, SC 29633
866-333-3081

Tax ID No.: 14-31-107-047-1005

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 15 day of JANUARY, 2015, by and between **BANK OF AMERICA, N.A.**, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of 16001 N. DALLAS PARKWAY, ADDISON, TX 75001 hereinafter referred to as Grantor(s) and **MATTHEW SCHWARTZ, A UNMARRIED PERSON**, a mailing address of 2655 KELLY LANE HIGHLAND PARK, IL 60035, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of NINETY-NINE THOUSAND SIX HUNDRED FIFTY-FIVE AND 00/100 (\$99,655.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 1414329039, Recorded: 05/23/2014

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Tax ID No.: 14-31-107-047-1005

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 15 day of JANUARY, 2015.

BANK OF AMERICA, N.A.

BY:

Jennifer Green
PRINT NAME: JENNIFER GREEN

TITLE: ASSISTANT VICE PRESIDENT

STATE OF TEXAS

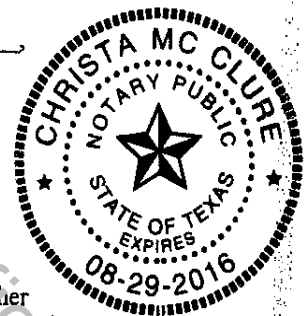
COUNTY OF DALLAS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND OF SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT JENNIFER GREEN ON BEHALF OF BANK OF AMERICA, THE AVP OF BANK OF AMERICA, N.A., IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AS HIS/HER/THEIR FREE AND VOLUNTARY ACT, FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 15 DAY OF JANUARY, 2015.

Christa McClure
NOTARY PUBLIC CHRISTA MCCLURE

MY COMMISSION EXPIRES AUGUST 29, 2016



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

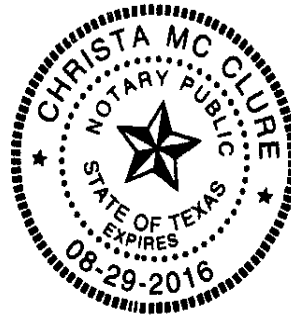
Dated JANUARY 15, 2015

Signature: Jennifer Green
Grantor, or Agent JENNIFER GREEN, AVP

Subscribed and sworn to before me

By the said JENNIFER GREEN
This 15 day of JANUARY, 2015

Christa McClure
Notary Public CHRISTA MCCLURE
My commission expires: 8/29/2016



The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____, 20____

Signature: _____
Grantee, or Agent

Subscribed and sworn to before me

By the said _____
This _____, day of _____, 20____

Notary Public _____
My commission expires: _____

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

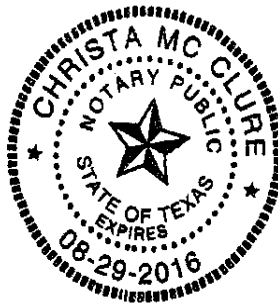
Dated JANUARY 15, 2015

Signature: Jennifer Green
Grantor, or Agent JENNIFER GREEN, AVP

Subscribed and sworn to before me

By the said JENNIFER GREEN
This 15 day of JANUARY, 2015

Christa McClure
Notary Public CHRISTA MCCLURE
My commission expires: 8/29/2016



The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

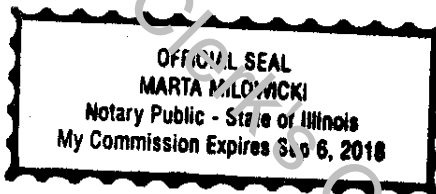
Dated January 19, 2015

Signature: Matthew R. Schwartz
Grantee, or Agent

Subscribed and sworn to before me

By the said MATTHEW R. SCHWARTZ
This 19 day of JANUARY, 2015

Marta Miodowicki
Notary Public
My commission expires: 09-06-2018



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

HOWARD W. ANDERSON, III, ESQ.
PO BOX 851, 402-3 PENDLETON ROAD
CLEMSON, SC 29633
866-333-3081

REAL ESTATE TRANSFER TAX

26-Jan-2015



CHICAGO:	750.00
CTA:	300.00
TOTAL:	1,050.00

14-31-107-047-1005 | 20150101658628 | 1-974-668-928

REAL ESTATE TRANSFER TAX

26-Jan-2015



COUNTY:	50.00
ILLINOIS:	100.00
TOTAL:	150.00

14-31-107-047-1005 | 20150101658628 | 0-081-202-816

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EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

UNIT NO. 1G IN 2332 N. HAMILTON CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 38 IN BLOCK 4 IN VINCENT, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 19TH, 2004 AND RECORDED THE 15TH DAY OF DECEMBER, 2004 AS DOCUMENT 0435039023 WITH THE COOK COUNTY RECORDER'S OFFICE AND AS AMENDED BY THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY- LAWS FOR 2332 NORTH HAMILTON CONDOMINIUM ASSOCIATION DATED MARCH 30, 2007 AND RECORDED WITH THE COOK COUNTY RECORDER'S OFFICE APRIL 2ND, 2007, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 14-31-107-047-1005

PROPERTY COMMONLY KNOWN AS: 2332 N. HAMILTON AVENUE, UNIT 1G, CHICAGO, IL 60647

Property of Cook County Clerk's Office