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Doc#: 1502822052 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2015 11:37 AM Pg: 1 of 4

Commitment Number: 3262554

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15106

Mail Tax Statements To: **FIVE RIVERS PETROLEUM, LLC**, an Illinois Limited Liability
Company: 660 W. Wayman, Suite 703B, Chicago, IL 60661

PROPERTY APPRAISAL (TAX/EN) PARCEL IDENTIFICATION NUMBER
20-28-309-021-0000

15027-43

SPECIAL WARRANTY DEED

BOX 162

14226-28

BANK OF AMERICA, N.A., whose mailing address is 2305 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224, hereinafter grantor, for \$24,000.00 (Twenty Four Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **FIVE RIVERS PETROLEUM, LLC**, an Illinois Limited Liability Company, hereinafter grantee, whose tax mailing address is 660 W. Wayman, Suite 703B, Chicago, IL 60661, the following real property:

All that certain parcel of land situate in the COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

THE SOUTH 30 FEET OF LOT 4 IN BLOCK 10 IN STORKES SUBDIVISION OF AUBURN, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 7614 S LOWE AVE, CHICAGO, IL 60620

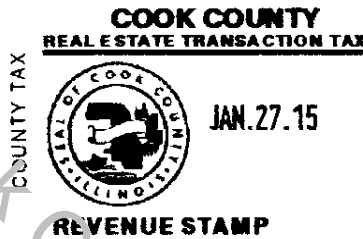
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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 1410444045



# 0000022508	REAL ESTATE TRANSFER TAX
	0001200
	FP 103042

City of Chicago
Dept. of Finance
669012
6/23/2014 13:30
DR43142



Real Estate
Transfer
Stamp
\$278.25
Batch 8,316,659

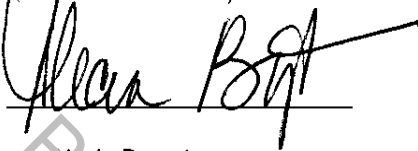


# 0000022563	REAL ESTATE TRANSFER TAX
	0002400
	FP 103037

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Executed by the undersigned on August 6, 2014:

BANK OF AMERICA, N.A.

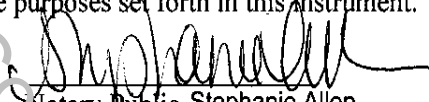
By: 

Name: Alecia Bryant

Its: Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on August 6, 2014 by Alecia Bryant its Assistant Vice President on behalf of **BANK OF AMERICA, N.A.** who is personally known to me or has produced NA as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public Stephanie Allen

**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph _____ Section 31-43, Property Tax Code.

Date: _____

Buyer, Seller or Representative



UNOFFICIAL COPY

Plat Act Affidavit


STATE OF Illinois)
) SS
COUNTY OF Cook)

DOCUMENT NUMBER _____

I, (Name) Alecia Bryant, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 7614 S LOWE AVE, CHICAGO, IL 60620, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the Cook COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 6 day of Aug, 2014 by Alecia Bryant

(Signature) Alecia Bryant, AVP

NOTARY: 
(seal) Stephanie Allen

