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Doc#: 1504904005 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2015 09:03 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That BANK OF AMERICA, N.A.

herein called 'GRANTOR',

whose mailing address is:

7360 S. Kyrene Tempe AZ

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good

and valuable consideration, to it in hand paid by the party or parties identified below as GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

CHURCH STREET HOLDINGS, LLC

called 'GRANTEE' whose mailing address is:

all that certain real property situated in COOK County, Illinois and more particularly described as follows:

Legal Description attached hereto as Exhibit "A"

Permanent Tax No.: 03-02-100-072-1167 & 03-02-100-072-1255

Address of Property: 40 PRAIRIE PARK DR., #407, WHEELING, IL 60090

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, its successors and assigns forever, subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) special taxes or assessments for improvements not yet completed, if any; (e) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, if any; (f) general real estate taxes not yet due or payable; (g) building code violations and judicial proceedings relating thereto, if any; (h) existing zoning regulations; (i) encroachments if any, as may be disclosed by a plat of survey; (j) drainage ditches, drain tiles, feeders, laterals and underground pipes, if any; and (k) all mineral rights and easements in favor of mineral estate.

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

The GRANTEE, or Purchaser, of the Property cannot re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the GRANTOR's execution of this deed.

S ~~X~~
P 3
S ~~N~~
SC ~~V~~
INT ~~AB~~

WSS BICHO
1/1 AOR-E (N.C)

Loan #89743507

REAL ESTATE TRANSFER TAX

10-Feb-2015



COUNTY: 113.75
ILLINOIS: 227.50
TOTAL: 341.25

03-02-100-072-1167 | 20150201661680 | 0-976-899-712

BOX 334 CT

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 5th day of February, 2015 in its name by Jennifer McKeown its A.V.P. thereunto authorized by resolution of its board of directors.

BANK OF AMERICA, N.A.
by GREEN TREE SERVICING, LLC its attorney
in fact

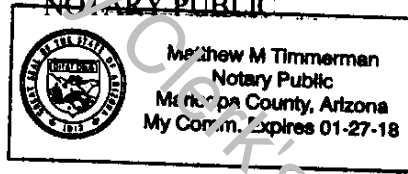
Jennifer McKeown

(AFFIX SEAL)

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 5th day of February, 2015 by Jennifer McKeown as AVP of GREEN TREE SERVICING, LLC.

Matthew M. Timmerman
NOTARY PUBLIC



After Recording
MAIL TO:
Zedmans Associates LTD
4700 Golf Rd Suite 1155
Shoreline, IL 60076

This instrument prepared by:
KENNETH D. SLOMKA
SLOMKA LAW GROUP
15255 S. 94TH AVENUE, SUITE 602
ORLAND PARK, IL 60462

mail tax bill to:
Church Street Holdings LLC
40 Prairie Park Dr #407
Wheeling, IL 60090
PO. Box 475
Lenox MA
01240

Permanent Tax No.: 03-02-100-072-1167 & 03-02-100-072-1255
Address of Property: 40 PRAIRIE PARK DR., #407, WHEELING, IL 60090

Loan #89743507

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EXHIBIT "A"

UNIT NUMBER (S) 2-407 AND P-2-47 IN PRAIRIE PARK AT WHEELING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH ½ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 03, 2005 AS DOCUMENT NUMBER 0506203148; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2-47, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.