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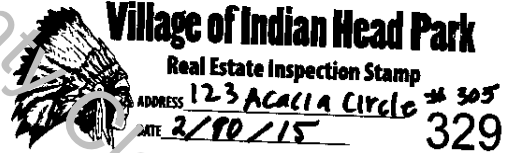


Doc#: 1506446094 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/05/2015 04:06 PM Pg: 1 of 4

RETURN TO:
WILK SILVER, LLC
1000 GERMANTOWN PIKE, SUITE J-4
PLYMOUTH MEETING, PA 19462
File No. REO-40197

NAME & ADDRESS OF TAXPAYER:
STRATEGIC REALTY FUND, LLC
4300 STEVENS CREEK BLVD #275
SAN JOSE, CA 95129

THIS DOCUMENT PREPARED BY:
RONALD G. WILK, ESQUIRE
1000 GERMANTOWN PIKE, SUITE J-4
PLYMOUTH MEETING, PA 19462
ATTORNEY ID #6316041



TAX ID NO.: 18-20-100-073-1116, 18-20-100-073-1032

SPECIAL WARRANTY DEED

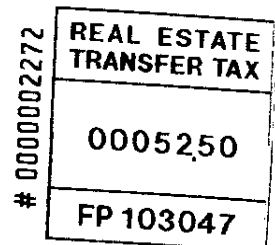
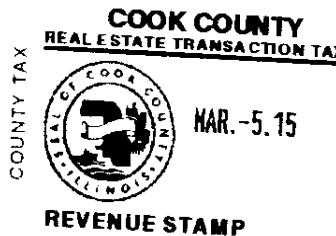
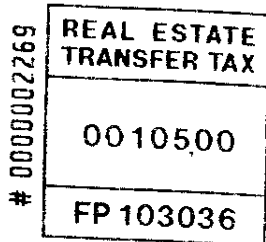
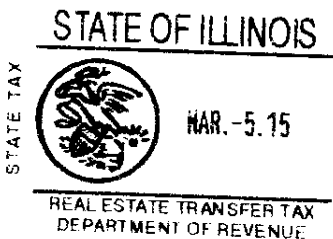
THIS INDENTURE made and entered into on this 8TH day of JANUARY, 2015, by and between BANK OF AMERICA, N.A., organized and existing under the laws of THE UNITED STATES OF AMERICA, of 101 South Tryon Street, Charlotte, NC 28280 hereinafter referred to as Grantor(s) and Strategic Realty Fund, LLC, of 4300 Stevens Creek Blvd #275, San Jose, CA 95129, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN AND 00/100 (\$10.00) 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 the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 141534075 Recorded: 11/5/14



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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 and unto Grantee's heirs, administrators, successors or assigns, 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.

AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph e"
Section 31.45; Real Estate Transfer Tax Act

Date _____

Signature of Buyer, Seller, or Representative

Assessor's parcel No. 18-20-100-073-1116, 18-20-100-073-1032

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 8TH day of JANUARY, 2015.

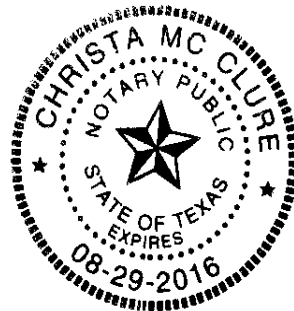
BANK OF AMERICA, N.A.
BY: Jennifer Green
PRINT NAME: JENNIFER GREEN
TITLE: ASST. VICE PRESIDENT

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 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 8TH day of JANUARY, 2015.

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



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EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 305 AND P-33 IN THE WILSHIRE NORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF OUTLOT 3 OF INDIAN HEAD PARK CONDOMINIUM, UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25077886 AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED AS DOCUMENT 22779633 AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

PIN: 18-20-100-073-1116, 18-20-100-073-1032

PROPERTY COMMONLY KNOWN AS: 123 Acacia Circle, Unit 305, Indian Head Park, IL 60525

Property of Cook County Clerk's Office

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CERTIFICATE OF INSPECTION

THIS CERTIFIES THAT

The issuance of a Certificate of Inspection certifies only that the building or structure has passed the inspection conducted by the Village Administrator or his designee. The issuance of a certificate does not certify compliance with the Village of Indian Head Park Municipal Code or any other laws or regulation as to hidden or enclosed structural, mechanical, plumbing, or electrical systems located behind walls, in floors or ceilings or below grade. The issuance of a stamp by the Village only represents the building or structure passed the inspection pursuant to Section 15.33.060 of Ordinance #2011-6.

Issued by: 

DATE: 2/10/2015

123 Avencia Circle, unit 305
 Indian Head Park
 Stamp # 329

Property of Clerk's Office