

# UNOFFICIAL COPY

**RECORDING REQUESTED BY**

Fidelity National Title Group  
5565 Glenridge Connector  
Suite 300  
Atlanta, Georgia 30342  
Attention: Linda Hart



Doc#: 1506419088 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/05/2015 12:20 PM Pg: 1 of 4

**AND WHEN RECORDED MAIL TO:**

Fidelity National Title Group  
5565 Glenridge Connector  
Suite 300  
Atlanta, Georgia 30342  
Attention: Linda Hart

Space Above This Line for Recorder's Use Only

**SPECIAL WARRANTY DEED**

File No.: ATL-141210

Date: February 03, 2015

This Special Warranty Deed is made by **ROOFTOP PROPERTIES, INC.**, a Delaware corporation, hereinafter called the Grantor, to **PNINA ISSAC**, a single woman, hereinafter called the Grantee, whose current address is 4040 Suffield Ct., Skokie, IL 60076:

By these presents, Grantor, for and in consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, and sold, and by this deed, grants, bargains, sells, conveys and confirms to Grantee and Grantee's heirs and assigns forever, all of that certain real estate situated in the County of Cook, State of Illinois, more particularly described as follows:

[SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF]

P.I.N. 11-30-207-018-0000

*231 + 233 Callan Ave Evanston Ill 60202*

Subject to the permitted encumbrances set forth on Exhibit B attached hereto and incorporated herein by reference, Grantor warrants the title against all acts of Grantor herein and no other.

TO HAVE AND TO HOLD the described property, together with all and singular tenements, hereditaments, and appurtenances belonging to the property, or in any way appertaining to the property, and the reversion and reversions, remainder and remainders, rents, issues and profits of the property to Grantee, Grantee's heirs, and assigns forever.

*8976482 Dr. Kelly Deed  
for Transfer declaratory stamps  
Stamps Affixed to 1506419087 See deed #1*

*CCRD  
Bm*

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Date: February 23, 2015

Warranty Deed  
- continued

File No.: ATL-141210

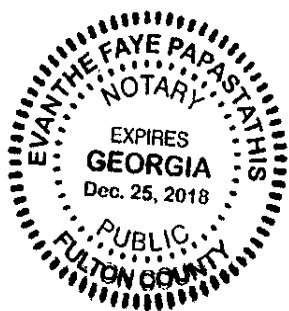
### GRANTOR:


**ROOFTOP PROPERTIES, INC.,**  
a Delaware corporation

By:   
 Print Name: Noel Rabb  
 Title : Vice President

STATE OF Georgia )  
 ) SS.  
 COUNTY OF Fulton )

On February 18, 2015, before me, the undersigned personally appeared Noel Rabb, as Vice President of **ROOFTOP PROPERTIES, INC.**, a Delaware corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



  
 Notary Public in and for said  
 County and State

Commission Expires: 12/25/18

# UNOFFICIAL COPY

Date: February 23, 2015

Warranty Deed  
- continued

File No.: ATL-141210

## EXHIBIT "A" LEGAL DESCRIPTION

115020701817070590042							
AREA	BLOCK	PARCEL	CODE	WARRANTY	ITEM	FILE	RECORD

### DIVISION

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS  
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION  
VOLUME ITEM

59

AREA	SUB-AREA	BLOCK	PARCEL	TAX CODE	
11	30	207	18	1707	
			50	41	17
<b>HOWARD TERMINAL ADD</b>					
<b>CASE PLACE SUB A RESUB</b>					

AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANTY	ITEM	FILE	RECORD	...
11	30	207	18	1707	50	41	17		...
22	27	22	22	22	22	22	22	22	...
23	23	23	23	23	23	23	23	23	...
44	44	44	44	44	44	44	44	44	...
55	55	55	55	55	55	55	55	55	...
66	66	66	66	66	66	66	66	66	...
77	77	77	77	77	77	77	77	77	...
88	88	88	88	88	88	88	88	88	...
99	99	99	99	99	99	99	99	99	...



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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Date: February 23, 2015Warranty Deed  
- continued

File No.: ATL-141210

## **EXHIBIT B** **PERMITTED ENCUMBRANCES**

1. Taxes or assessments for the year 2014 and subsequent years, which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
5. Easement over the North 9 feet of the land for ingress and egress by owners and occupants of said subdivision, as shown on plat of said subdivision recorded November 16, 1956 as document 16767414.
6. Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating said easement and rights of the adjoining owner or owners to the concurrent use of said easement.