

UNOFFICIAL COPY



Doc#: 1506919121 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/10/2015 12:55 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

OGNT #15-0048

THIS INDENTURE, made this 5th day of March, 2015, between Prospect Federal Savings Bank, a banking association organized under the laws of the United States of America, in good standing, principally located in the County of Cook, State of Illinois and duly authorized to transact business in the State of Illinois, GRANTOR, on the one hand, and Stanislaw Skorusa and Dorothy A. Skorusa, GRANTEEES, on the other hand.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN Dollars (\$10.00) in hand paid by Grantees, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said Grantees, as joint tenants and not as tenants in common all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

Address of Real Estate: 9937 S. Cicero Avenue, Unit 107, Oak Lawn, IL
Permanent Real Estate Index Number: 24-10-300-110-1007

Grantor warrants and covenants to Grantees and their successors and assigns, that Grantor has not made, done, executed or suffered any act or thing whereby the above described premises, or any part thereof, has become encumbered by or through Grantor.

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements, building lines and roads and highways; party wall rights and agreements; existing leases and tenancies; acts done by or suffered through Grantees; and general real estate taxes for the year 2014 1st installment and subsequent years.

TO HAVE AND TO HOLD said premises forever together with all the hereditaments and appurtenances thereunto.

Village of Oak Lawn Real Estate Transfer Tax \$200 01731

Village of Oak Lawn Real Estate Transfer Tax \$50 02263

Village of Oak Lawn Real Estate Transfer Tax \$20 01414

Village of Oak Lawn Real Estate Transfer Tax \$20 01413

CCRD REVIEWER *[Signature]*

CCRD REVIEWER *[Signature]*

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its officer the day and year first above written.

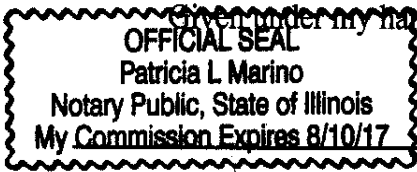
Prospect Federal Savings Bank,

By: *Steven F. Rosenbaum*
Name: Steven F. Rosenbaum
Title: President & CEO

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Steven F. Rosenbaum, President & CEO of Prospect Federal Savings Bank, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President & CEO of Prospect Federal Savings Bank, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Prospect Federal Savings Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5TH day of March, 2015.

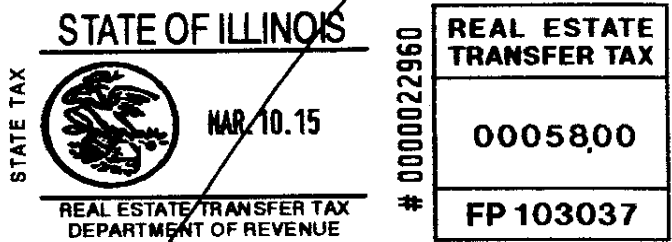
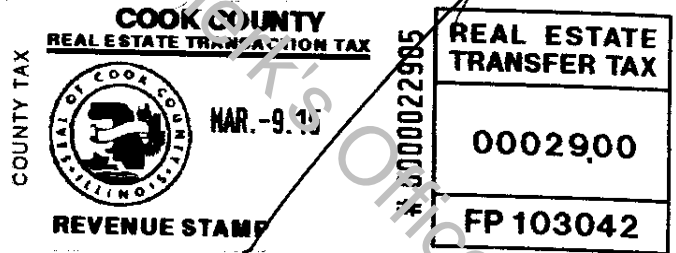


Patricia L. Marino (Notary Public)

Prepared By:
Jennifer M. Breems
Ruff, Freud, Breems & Nelson Ltd.
200 North LaSalle Street, Suite 2020
Chicago, Illinois 60601

Mail To:
Dorothy Skorusa
9937 S. Cicero Ave. #107
Oak Lawn, IL 60453

Name and Address of Taxpayer:
Dorothy Skorusa
9937 S. Cicero Ave. #107
Oak Lawn, IL 60453



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EXHIBIT A

UNIT NO. 107, IN OAK WOOD LANE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE NORTH $\frac{2}{3}$ OF LOT 2 IN THE SUBDIVISION HEREINAFTER DESCRIBED, LYING WEST OF A LINE PARALLEL TO AND 175.91 FEET EAST OF THE CENTER LINE OF CICERO AVENUE (EXCEPTING THEREFROM THAT PART THEREOF LYING WEST OF A LINE DRAWN PARALLEL WITH AND DISTANT 50 FEET EAST, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN) IN THE SUBDIVISION OF THE WEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE WEST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 9937 S. Cicero Avenue, Unit 107, Oak Lawn, IL 60453

PIN: 24-10-300-110-1007

Property of Cook County Clerk's Office