

# UNOFFICIAL COPY



Doc#: 1509229069 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/02/2015 02:40 PM Pg: 1 of 5

AFTER RECORDING RETURN TO:  
FIRST TITLE SERVICES  
7361 CALHOUN PLACE, SUITE 200  
ROCKVILLE, MD 20855  
File No. 128362

MAIL TAX STATEMENTS TO:  
JOSEPH PASSANANTE  
25 NORTH WESTERN AVENUE  
PARK RIDGE, IL 60068

This document prepared by:  
HOWARD W. ANDERSON, III, ESQ.  
PO BOX 851, 402-3 PENDLETON ROAD  
CLEMSON, SC 29633  
866-333-3081

REAL ESTATE TRANSFER TAX 02-Apr-2015



COUNTY:	37.00
ILLINOIS:	74.00
TOTAL:	111.00

16-19-119-011-0000 | 20150301673309 | 1-093-671-296

Tax ID No.: 16-19-119-011-0000

### SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 3 day of MARCH, 2015, by and between **BANK OF AMERICA, N.A.**, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of 16001 NORTH DALLAS PARKWAY, ADDISON, TX 75001 hereinafter referred to as Grantor(s) and **JOSEPH PASSANANTE**, a mailing address of 25 NORTH WESTERN AVENUE, PARK RIDGE, IL 60068, hereinafter referred to as Grantee(s).


WITNESSETH: That the said Grantor, for and in consideration of the sum of SEVENTY-FOUR THOUSAND AND 00/100 (\$74,000.00) 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(s) the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NUMBER 1429722061, Recorded: 10/24/2014

1-6

THE CITY OF  REAL ESTATE  
BERWYN, IL TRANSFER TAX  
\$ 3-19-15 \$ 740.00  
COLLECTOR'S OFFICE

CCRD REVIEWER RW

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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(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) 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.

Tax ID No.: 16-19-119-011

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 3 day of MARCH, 2015.

BANK OF AMERICA, N.A.

BY: *Jennifer Green*

PRINT NAME: JENNIFER GREEN

TITLE: ASST. VICE PRESIDENT

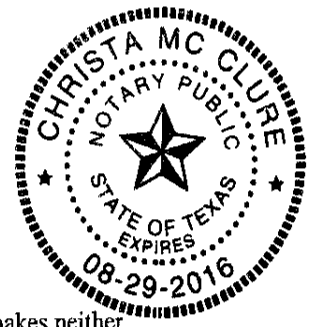
STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT JENNIFER GREEN as AVP on behalf of BANK OF AMERICA, N.A., is/are personally known to me to be the same person(s) 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 3rd day of MARCH, 2015.

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



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

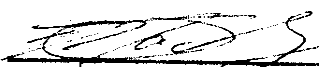
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MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

HOWARD W. ANDERSON, III, ESQ.  
PO BOX 851, 402-3 PENDLETON ROAD  
CLEMSON, SC 29633  
866-333-3081

Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45	
sub par. <u>E</u> and Cook County Ord. 93-0-27 par. _____	
Date <u>04/01/15</u>	Sign. 

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EXHIBIT A  
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO HAVE TO HOLD FOREVER:

LOT 37 IN REID'S SUBDIVISION OF BLOCK 45 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 300 ACRES), IN COOK COUNTY, ILLINOIS.

TAX ID NUMBER: 16-19-119-011

PROPERTY COMMONLY KNOWN AS: 1423 WENONAH AVENUE, BERWYN, IL 60402

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated MARCH 3, 2015

Signature: Jennifer Green  
Grantor, or Agent JENNIFER GREEN, AVP

Subscribed and sworn to before me

By the said JENNIFER GREEN  
This 3rd day of MARCH, 2015

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



The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 20\_\_\_\_

Signature: \_\_\_\_\_  
Grantee, or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_

Notary Public \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)