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GIT

40017606(1/2)

SPECIAL WARRANTY DEED



Doc#: 1511257182 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/22/2015 11:29 AM Pg: 1 of 3

THIS INSTRUMENT dated the 2ND day of April, 2015, by and between FirstMerit Bank, N.A. (hereinafter "Grantor"), and **Kody Myers and Cameron Thomas, as Joint Tenants with Right of Survivorship**, whose current mailing address is 500 N. Lake Shore Drive, PH18, Chicago, IL 60611, (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS and other good and valuable consideration, to it paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, alien and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, subject only to the following exceptions: (a) general real estate taxes not due and payable at the time of Closing; (b) all easements, air rights and covenants, conditions and restrictions of record which shall, at the time of Closing, have been recorded with the Recorder of Deeds of Cook County and which Buyer shall, by accepting the conveyance of the Property, be deemed to have accepted and ratified as of the Closing Date; (c) applicable zoning and building laws and ordinances; (d) acts done or suffered by Buyer or anyone claiming through Buyer; (e) liens and other matters of title over which the Title Insurer is willing to insure without cost to Buyer; (f) utility easements, if any, whether recorded or unrecorded; ("Permitted Exceptions").

Address of Real Estate: 655 W. Irving Park Road, Unit 5515
Chicago, IL 60613

Permanent Real Estate Index No.: 14-21-101-054-2686

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging free and clear from any encumbrance done or suffered by Grantor during the period of time Grantor held fee simple title to the Real Estate.

REAL ESTATE TRANSFER TAX 16-Apr-2015



COUNTY: 82.50
ILLINOIS: 165.00
TOTAL: 247.50

14-21-101-054-2686 | 20150401674985 | 1-231-136-128

REAL ESTATE TRANSFER TAX 16-Apr-2015



CHICAGO: 1,237.50
CTA: 495.00
TOTAL: 1,732.50

14-21-101-054-2686 | 20150401674985 | 0-332-866-944

(b)

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IN WITNESS WHEREOF, the below Grantor has executed this Special Warranty Deed on the 2ND day of April, 2015.

FirstMerit Bank, N.A.,

BY: *Matthew J. Smith*
Matthew J. Smith, Vice President

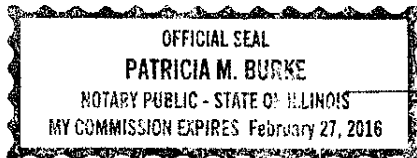
BY: *Kimberly A. Neil*
Kimberly A. Neil, Officer

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 before me on this day personally appeared Matthew J. Smith, Vice President of FirstMerit Bank, N.A. and Kimberly A. Neil, Officer of FirstMerit Bank, N.A., and acknowledged the said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS, my hand and official seal this 2nd day of April, 2015.



Patricia M. Burke
NOTARY PUBLIC

Prepared by: William L. Kabaker
951 Forestway Drive
Glencoe, IL 60022

Mail to:
Judy L. DeAngelis
767 Walton Lane
Waukegan, IL 60030

Name and address of Taxpayer:
x Kody Myers and Cameron Thomas
x 655 W. Irving Park Rd, # 5515
x Chicago, IL 60613

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EXHIBIT "A"

UNIT 5515 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK PLACE TOWER I CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0011020878, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office