

UNOFFICIAL COPY



Doc#: 1511729070 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/27/2015 02:42 PM Pg: 1 of 3

Commitment Number: 3286119

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

Mail Tax Statements To: ROBERT P. JOHNSON: 24680 N. Nodding Flower Ct.,  
Barrington, IL 60010

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
02-15-407-049-1064

---

**SPECIAL WARRANTY DEED**

Bank of America, N.A., for the Benefit of Firstmerit Bank, N.A., Successor in Interest to Midwest Bank and Trust Company, whose mailing address is 2505 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224, hereinafter grantor, for \$47,250.00 (Forty Seven Thousand Two Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to ROBERT P. JOHNSON, a (an) SINGLE person, hereinafter grantee, whose tax mailing address is 24680 N. Nodding Flower Ct., Barrington, IL 60010, the following real property:

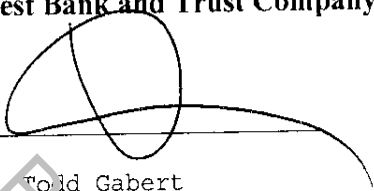
All that certain parcel of land situate in the County of Cook, State of Illinois, being more particularly described as follows: Unit 326 in the Park Towne Condominium, as delineated on a survey of the following described tract of land: Parcel 1: That part of the Southeast 1/4 of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 15 aforesaid; thence North along the center line of the Street 4 chains 7 links; thence East 4 chains and 95 links; thence South 4 chains and 7 links; thence East 1 chain and 42 links; thence South 5 chains and 2 links to the center of the Street; thence West 3 chains and 66 links

5/2

# UNOFFICIAL COPY

Executed by the undersigned on 3-16-, 2015:

**Bank of America, N.A., for the Benefit of Firstmerit Bank, N.A., Successor in Interest to Midwest Bank and Trust Company**

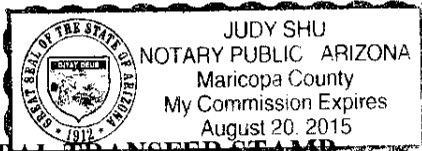
By: 

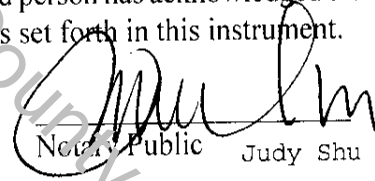
Name: Todd Gabert

Its: AVP

STATE OF AZ  
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on 3-16-, 2015 by Todd Gabert its AVP on behalf of **Bank of America, N.A., for the Benefit of Firstmerit Bank, N.A., Successor in Interest to Midwest Bank and Trust Company** who is personally known to me or has produced AZ DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



  
Notary Public Judy Shu

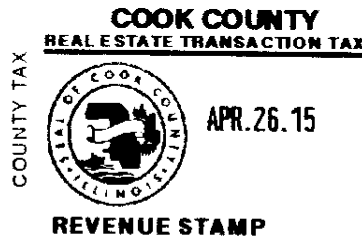
**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

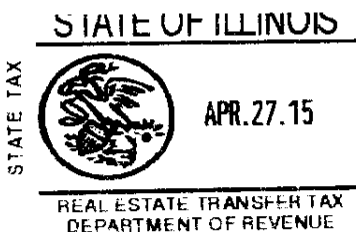
Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative



REAL ESTATE TRANSFER TAX
0002375
FP 103042

# 0000023464



REAL ESTATE TRANSFER TAX
0004750
FP 103037

# 0000023517

# UNOFFICIAL COPY

to the North line of Railroad land; thence Northwest along said North line 3 chains and 17 links to the center of street; thence North along said center line of Street, 3 chains and 53 links, more or less, to the Point of Beginning, except that part falling in Block 4 in Assessor's Subdivision of the Southeast 1/4 of said Section 15, and except that part conveyed by deed dated April 24, 1961 from Fifty Avenue L, Incorporated, to Robert E. Ward and Erna G. Ward, his wife, recorded May 15, 1961 as Document 18161121, in Cook County, Illinois. Parcel 2: That part lying South of the South line of Colfax Street of the North 8 rods of Lot 3 in Block 5 in Assessor's Subdivision of part of the Southeast 1/4 of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian and other property according to the plat thereof recorded April 10, 1877 as Document 129579, all in Cook County, Illinois, excepting from said Parcels 1 and 2 that part dedicated for public streets by Documents 20399591 and 20399592, in Cook County, Illinois; which survey is attached as exhibit "C" to the Declaration of Condominium recorded as Document Number 95648558 and the amendment recorded as Document Number 96646356; together with its undivided percentage interest in the common elements.

Property Address is: 143 W WOOD ST., UNIT 326, PALATINE, IL 60067

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 1417749007