

# UNOFFICIAL COPY

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RS5000583

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Doc#: 1514055134 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/20/2015 03:01 PM Pg: 1 of 5

This Document Prepared By:

Michael S. Fisher  
Attorney At Law P.C.  
200 N. LaSalle St, Suite 2310  
Chicago, IL 60601

After Recording Return To:

Mohan Sebastian  
and Sara Mohan *Hymec & Blair*  
9405 Dee Road *14117 Family Rd*  
Des Plaines, IL 60016 *#115*  
*Buffalo Grove IL 60089*

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 24 day of Feb., 2015, between BANK OF AMERICA, N.A., hereinafter ("Grantor"), and Mohan Sebastian and Sara Mohan, tenants by the entireties, whose mailing address is 9405 Dee Road, Des Plaines, IL 60016, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **741 Kenmare Dr, Des Plaines, IL 60016.**

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor 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 Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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.



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## Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

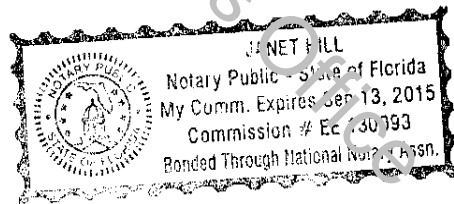
The foregoing instrument was acknowledged before me this February 24, 2015, by Carolyn K. Cloud, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Bank of America, N.A., on behalf of the Association. He/she is personally known to me.

X Janet Hill  
Notary Public

(seal)

*u*

Printed Name: Janet Hill



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REAL ESTATE  
TRANSFER TAX \$ 2.00 PER  
NO. 56010 1,000.00

741 KENMARE  
CITY OF DES PLAINES

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**Exhibit A**  
Legal Description

**Lot 148 in Block 2 in Kennedy's Resubdivision of part of Kylemore Greens Subdivision, being a Subdivision of Lot 2 in the Northwest Water Commission Resubdivision of the Northwest Water Commission Subdivision, Document No. 26578747 of part of the West 1/2 of Section 36, Township 42 North, Range 11, East of the Third Principal Meridian, according to a Plat thereof recorded January 23, 1991 as Document No. 91046976 and Certificate of Correction recorded January 31, 1991 as Document No. 91046976 in Cook County, Illinois.**

Permanent Real Estate Index Number: 03-36-308-080-0000

*u*

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## **Exhibit B** Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

*Handwritten mark*

Cook County Clerk's Office