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15150327 Proda

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SPECIAL WARRANTY DEED

Doc#: 1516310009 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/12/2015 09:48 AM Pg: 1 of 2

MAIL RECORDED DEED TO:

Katrine Bazar, Esq.
Newland & Newland LLP
1512 Artaius Parkway, Suite 300
Libertyville, Illinois 60048

MAIL TAX BILL TO:

Adam Piegza & Grazyna Piegza
1057 South Smith Street
Palatine, Illinois 60067

THE GRANTOR, U.S. BANK NATIONAL ASSOCIATION, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged by these presents, does REMISE, ALIEN AND CONVEY unto the GRANTEE, ADAM PIEGZA and GRAZYNA PIEGZA, Husband and Wife, of 1129 South Brockway, Palatine, Illinois 60067, not in Tenancy in Common, but in JOINT TENANCY, all interest it may have in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

THE WEST 200 FEET OF LOT 8 (EXCEPT THE SOUTH 54.5 FEET THEREOF) AND THE WEST 200 FEET OF LOT 9 (EXCEPT THE NORTH 85.2 FEET THEREOF) ALL IN BLOCK 21 IN ARTHUR T. MC INTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 3, BEING A SUBDIVISION OF PARTS OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

c/k/a: 1057 South Smith Street, Palatine, Illinois 60067
P.I.N.: 02-27-202-027-0000

TOGETHER with all and singular the hereditaments and appurtenances therunto belonging, or in otherwise appertaining, the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises, above described, with the appurtenances, unto the Grantee, not in Tenancy in Common, but in JOINT TENANCY forever.

Grantor, for itself and its successors and assigns, does hereby covenant and represent that it has not done or suffered to be done, anything whereby the said premises hereby conveyed is, or may be, in any manner encumbered or charged, except, as herein recited; and that it will warrant and defend the said premises against all persons lawfully claiming by, through or under Grantor, subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

THE WARRANTIES PASSING TO GRANTEES HEREUNDER ARE LIMITED SOLELY TO THOSE MATTERS ARISING FROM ACTS OF THE GRANTOR, ITS AGENTS OR REPRESENTATIVES, OCCURRING SOLELY DURING THE PERIOD OF GRANTOR'S OWNERSHIP OF THE SUBJECT REAL ESTATE.

Table with 2 columns: REAL ESTATE TRANSFER TAX and 05-Jun-2015. Rows include COUNTY: 122.00, ILLINOIS: 244.00, TOTAL: 366.00.

02-27-202-027-0000 | 20150501688061 | 2-114-444-672

BOX 333-CT

Handwritten notations: S, P, S, SC, INT with various marks and numbers.

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Officer on this 18 day of May, 2015.

U. S. BANK NATIONAL ASSOCIATION

by: Jami T. Amador (Seal)
Jami T. Amador
its: Assistant Vice President

ACKNOWLEDGMENT

State of Kentucky }

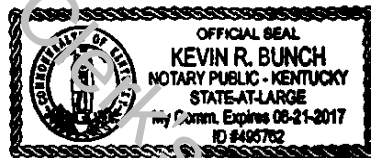
County of Daviess }

On MAY 18, 2015 before me Kevin R Bunch
personally appeared Jami T Amador, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Kentucky that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kevin R Bunch (Seal)



NAME AND ADDRESS OF PREPARER:

John Mantas, Esquire
SKOUBIS & MANTAS, LLC
1300 West Higgins Road, Suite 209
Park Ridge, Illinois 60068

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