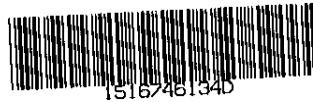


# UNOFFICIAL COPY



Doc#: 1516746134 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/16/2015 11:06 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED CORPORATION TO INDIVIDUAL

FOR RECORDER'S USE ONLY

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THIS INDENTURE, made this 21 day of May, 2015, between U.S. BANK, NATIONAL ASSOCIATION, hereinafter ("Grantor"), and M. MATTHEW KNUPP and JANET KNUPP, a married couple, whose address is 7N760 Sayer Rd., Bartlett, Illinois 60103, (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 GRANT, BARGAIN AND SELL unto the Grantees, Not as Tenants in Common, nor as Joint Tenants, But as TENANTS BY THE ENTIRETY 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 12N110 Berner Dr., Elgin, Illinois 60120.

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 been 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 in 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.

Executed by the undersigned on May 21, 2015.

GRANTOR:  
U.S. BANK, NATIONAL ASSOCIATION  
By: Jami T. Amador  
Name: Jami T. Amador  
Title: AVP

FIDELITY NATIONAL TITLE 52022095  
162

# UNOFFICIAL COPY

STATE OF Kentucky )  
 ) SS  
COUNTY OF Daviess )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jami T. Amador, AVP, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21 day of May, 2015.

Commission expires August 9th, 2017



Valerie Boyd  
NOTARY PUBLIC  
Valerie Boyd

Prepared by: Michael Brady  
M. W. Brady Law Firm, P.C.  
17407 67<sup>th</sup> Court, Suite 3  
Tinley Park, Illinois 60477

Mail to: Earl Roloff  
1000 Lake Street  
Hanover Park, IL 60107

Send tax bills to: ~~203~~ Matthew and Janet Knupp  
12N110 Berner Dr.  
Elgin, Illinois 60120

REAL ESTATE TRANSFER TAX 25-May-2015



COUNTY: 132.50  
ILLINOIS: 265.00  
TOTAL: 397.50

06-08-300-047-0000 | 20150501688587 | 0-503-160-192

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## EXHIBIT A

**Legal Description:**

THE SOUTH 150.0 FEET OF THE NORTH 450.0 FEET OF LOTS 12 AND 13 (AS MEASURED ALONG THE EAST LINE OF LOT 13) IN BERNER ESTATES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT NO. 17129065 IN COOK COUNTY, ILLINOIS

**Permanent Real Estate Index Number:** 06-08-300-047-0000

**Address of Real Estate:** 12N110 Berner Dr., Elgin, Illinois 60120

\*\*\*Property is located in unincorporated  
Hanover Township\*\*\*

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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.