

UNOFFICIAL COPY



1518326088

Doc#: 1518326088 Fee: \$46.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/02/2015 03:21 PM Pg: 1 of 5

STEWART TITLE
800 E. DIERL ROAD
SUITE 180
NAPERVILLE, IL 60563

01146-3500911

Commitment Number: 150133543

Seller's Loan Number: 0902493984

This instrument prepared by: Koss 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: ARTUR NOWAK: 118 HILL ST., MOUNT PROSPECT, IL 60056

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03-25-307-026-000

SPECIAL WARRANTY DEED

CAPITAL ONE, N.A. FKA ING BANK, FSB, whose mailing address is 7933 PRESTON RD., MAIL STOP 31062-0310 PLANO, TX 75024-2359, hereinafter grantor, for \$226,300.00 (Two Hundred Twenty Six Thousand Three Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to ARTUR NOWAK, a married man as sole and separate property, hereinafter grantee, whose tax mailing address is 118 HILL ST., MOUNT PROSPECT, IL 60056, the following real property:

LOT 80 IN FOREST MANOR UNIT NO. 2, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 AND THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 1820 E APACHE LN., MOUNT PROSPECT, IL 60056

S ☒
P ☒
S ☒
SC ☒
INT ☒

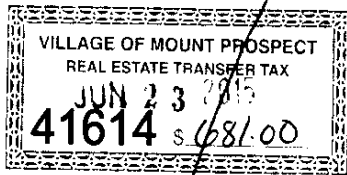
UNOFFICIAL COPY

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.

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: 129923064



REAL ESTATE TRANSFER TAX

29-Jun-2015



COUNTY:	113.25
ILLINOIS:	226.50
TOTAL:	339.75

03-25-307-026-0000 | 20150601698744 | 0-123-069-312

UNOFFICIAL COPY

Executed by the undersigned on 10-2-, 2015:

CAPITAL ONE, N.A. FKA ING BANK, FSB

By: [Signature]

Name: Sandra L. Hildreth

Its: Director

STATE OF Texas
COUNTY OF Cook

The foregoing instrument was acknowledged before me on 10-2-, 2015 by Sandra L. Hildreth, Director on behalf of **CAPITAL ONE, N.A. FKA ING BANK, FSB** who is personally known to me or has produced _____ 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.

[Signature]
Notary Public

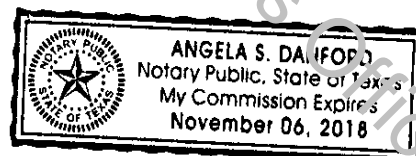
MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: _____

Buyer, Seller or Representative



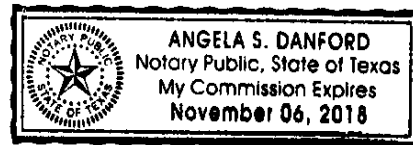
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6-2-, 2015

Signature of Grantor or Agent
Sandra L. Hildreth, Director
 Subscribed and sworn to before
 Me by the said Director
 this 2 day of JUNE,
 2015.



NOTARY PUBLIC Angela S. Danford

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date _____, 2015

Signature of Grantee or Agent _____

Subscribed and sworn to before

Me by the said _____

This _____ day of _____,
 2015.

NOTARY PUBLIC _____

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2015

ANGELA S. DANFORD
Notary Public, State of Texas
My Commission Expires
November 06, 2018

Subscribed and
Me by the said
this day of
2015.

NOTARY PUBLIC

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

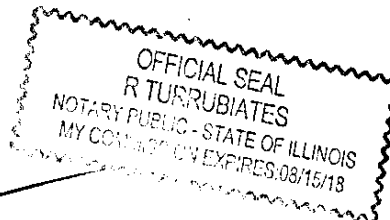
Date 2015

Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said

This 26th day of June 2015

NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)