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Doc#: 1519041017 Fee: \$40.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/09/2015 09:49 AM Pg: 1 of 2

Cite 1501421144 10/18

SPECIAL WARRANTY DEED

MAIL TO:
Mauro Glorioso
PO Box 7996
Westchester, IL 60154

NAME & ADDRESS OF TAXPAYER:
John Ready
4909 W. 109th St. Unit 303
Oak Lawn, IL 60453

THE INDENTURE, made this 30th day of June, 2015 between **CDBNA, LLC**, a limited liability company created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, as Grantor of the first part, and Grantee, **John Ready**, an individual, WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, SELL and CONVEY unto Grantee, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

CLOISTER ^{KMP PTA}

UNIT NUMBER 13-303 IN ~~CLOISER~~ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN BEKTA AND O'MALLEY'S CONSOLIDATION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP (HEREINAFTER REFERRED TO AS DECLARATION) RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 25475180 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE DECLARATION.

Permanent Index Number: 24-16-409-051-1155

Property Address: 4909 W. 109th St., Unit 303, Oak Lawn, IL 60453

Together with all and singular the hereditaments and appurtenances thereunto belonging there, or in anyway appertaining, and the reversion and reversions, remainder and 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, of, in and to the above described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantees,

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forever. And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantees and its successors 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to (a) general real estate taxes not due and payable as of the date hereof; and (b) 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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to the presents by its Manager, this 30th day of June, 2015.

CDBNA, LLC

BY:

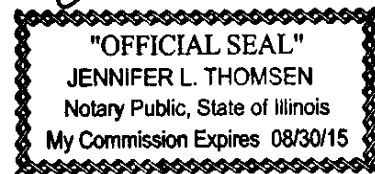
[Signature]
Timothy E. Beasley, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF DEKALB)

I, Jennifer L. Thomsen the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Beasley, Manager of CDBNA, LLC, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 on June 30, 2015.

[Signature]
Notary Public



Village of Oak Lawn Real Estate Transfer Tax \$200 01880

Village of Oak Lawn Real Estate Transfer Tax \$50 02430

Village of Oak Lawn Real Estate Transfer Tax \$5 00905

Name and Address of Preparer:
Katharine M. Peterson
Attorney At Law
1985 DeKalb Ave.
Sycamore, IL 60178
(815) 787-2360

REAL ESTATE TRANSFER TAX		02-Jul-2015
COUNTY:		25.25
ILLINOIS:		50.50
TOTAL:		75.75

24-16-409-051-1155 | 20150601693108 | 1-222-890-368