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After recording return to:
Linear Title & Closing
127 John Clarke Road, 1st Floor
Middletown, RI 02842

Doc#: 1521715016 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/05/2015 09:41 AM Pg: 1 of 5

This Instrument Prepared by:
Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return and mail tax statements to:
Robert B. Bain Jr. and
Nichole Rae Bain
955 Rose Ave
Waukegan, IL 60085

Reference Number: MCM-383530-
REO

Property Tax ID#: 00-20-103-044-
0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 30th day of JUNE, 2015, by and between **NEWBURY REO 2013, LLC**, a mailing address of 7500 Old Georgetown Road, Suite 1300, Bethesda, MD 20814 hereinafter referred to as Grantor(s) and **ROBERT B. BAIN JR. AND NICHOLE RAE BAIN, HUSBAND AND WIFE**, a mailing address of 955 Rose Ave, Waukegan, IL 60085, hereinafter referred to as Grantee(s).

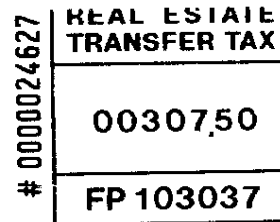
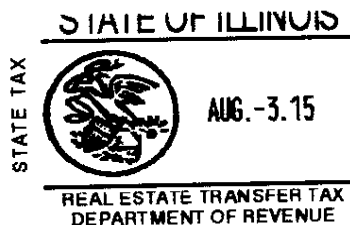
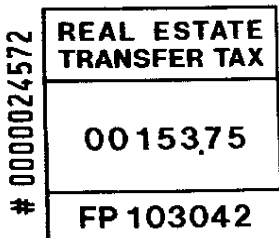
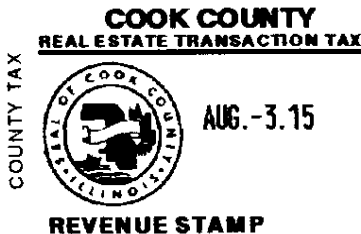
WITNESSETH: That the said Grantor, for and in consideration of the sum of \$307,100.00, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.



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Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Tax ID No.: 09-20-103-044-0000

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 30th day of June, 2015.

[Signature]
NEWBURY REO 2013, LLC

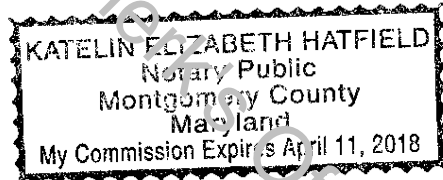
By Steven Tronem, its Vice President (or Authorized Signatory)

STATE OF Maryland
COUNTY OF Montgomery

On the 30th day of June in the year 2015 before me, the undersigned, a Notary Public personally appeared Steven Tronem, Vice President (Title of Officer) of NEWBURY REO 2013, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before the undersigned in the county and state above.

Given under my hand and notarial seal, this 30th day of June, 2015.

Katelin A. Hatfield
Notary Public
Printed Name: Katelin A. Hatfield
My Commission expires 4/11/18



MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 50 FEET OF LOT 15 IN BLOCK 3 IN DES PLAINES GARDENS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID #09-20-103-044-0000

THIS BEING THE SAME PROPERTY CONVEYED TO NEWBURY REO 2013, LLC. FROM KALLEN REALTY SERVICES, INC., AN ILLINOIS CORPORATION, NOT INDIVIDUALLY BUT AS THE SELLING OFFICER IN A DEED DATED MARCH 24, 2014 AND RECORDED JUNE 30, 2014, AS INSTRUMENT NO. 1418118037.

Property Commonly Known As: 875 South 2nd Avenue Des Plaines, IL 60016

Property Of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, 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 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.

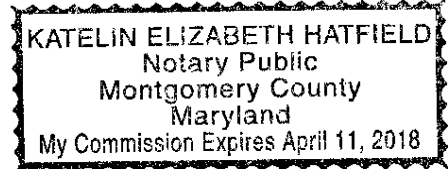
Dated June 30, 2015

Signature: [Signature]
Grantor, or Agent Notary REO 2013, Inc. By: Steven Trowern, its Vice President

Subscribed and sworn to before me

By the said Steven Trowern
This 30th, day of June, 2015

Katelin G. Hatfield
Notary Public
My commission expires: 4/11/18



The Grantee or her/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 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.

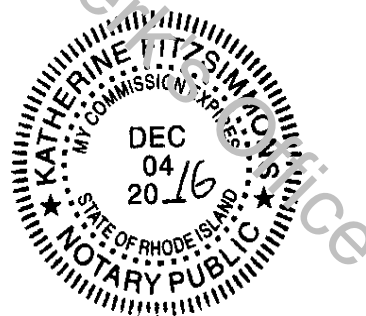
Dated June 30, 2015

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me

By the said Kayla Barbosa
This 30, day of JUNE, 2015

[Signature]
Notary Public
My commission expires: 12/4/2016



Note: Any person who knowingly submits a false statement concerning the identity of a 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.)

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LEGAL DESCRIPTION

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