

UNOFFICIAL COPY
SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)



Doc#: 1529333067 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/20/2015 01:50 PM Pg: 1 of 3

THIS AGREEMENT, made this 29th day of July, 2015, between E*TRADE BANK, a corporation created and existing under and by virtue of the laws of the U.S. and duly authorized to transact business in the State of Illinois, as GRANTOR, and JACQUES PREIS

, 421 W MELROSE ST 14C, CHICAGO, IL 60657, as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), 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:

UNIT NO. 14-15C AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THAT PART OF ORIGINAL LOT 27 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: STARTING AT A POINT IN THE SOUTH LINE OF MELROSE STREET (BEING A LINE PARALLEL WITH AND 3 FEET SOUTH OF THE NORTH LINE OF ORIGINAL LOT 27 IN PINE GROVE) 148 FEET 6 1/2 INCHES WEST OF THE INTERSECTION OF THE WEST LINE OF SHERIDAN ROAD AND THE SOUTH LINE OF MELROSE STREET RUNNING THENCE WEST ALONG THE SOUTH LINE OF MELROSE STREET (BEING A LINE PARALLEL WITH AND 33 FEET SOUTH OF THE NORTH LINE OF ORIGINAL LOT 27 IN PINE GROVE) TO A POINT 110 FEET 11 1/2 INCHES FROM THE STARTING POINT, THENCE RUNNING SOUTH PARALLEL WITH THE WEST LOT LINE OF ORIGINAL LOT 27 IN PINE GROVE, 101 FEET 6 INCHES THENCE RUNNING EAST PARALLEL WITH THE SOUTH LINE OF MELROSE STREET (BEING A LINE PARALLEL WITH AND 33 FEET SOUTH OF THE NORTH LINE OF ORIGINAL LOT 27 IN PINE GROVE) 110 FEET 11 1/2 INCHES AND THENCE RUNNING NORTH OF THE STARTING POINT, ALL WITHIN THE BOUNDARIES OF ALL THAT PART OF THE ORIGINAL LOT 27 IN PINE GROVE, BEING A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 987 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF EVANSTON AVENUE IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 2134, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22209427, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereunto belonging, 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 above described, with the appurtenances, unto the GRANTEE(S), his heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), his heirs and assigns, 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.

Permanent Real Estate Numbers: 14-21-314-063-1053

Address of the Real Estate: 421 W MELROSE ST 14C, CHICAGO, IL 60657

File # 2506973

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Property of Cook County Clerk's Office

13-Oct-2015

REAL ESTATE TRANSFER TAX

CHICAGO: 4,125.00

CTA: 1,650.00

TOTAL: 5,775.00

14-21-314-063-1053 | 20150901626131 | 1-542-160-448

13-Oct-2015

REAL ESTATE TRANSFER TAX

COUNTY: 275.00

ILLINOIS: 550.00

TOTAL: 825.00

14-21-314-063-1053 | 20150901626131 | 1-280-510-528

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Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its AVP, and, if applicable, to be attested by its Secretary, the day and year first above written.

E*TRADE BANK BY CITIMORTGAGE, INC. AS ITS ATTORNEY-IN-FACT

By [Signature]
Nicholas Murphree
Assistant Vice President

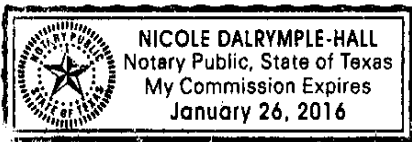
Attest: [Signature]

STATE OF Texas)
COUNTY OF Dallas) ss.

Nicole Dalrymple-Hall

I, Nicole Dalrymple-Hall, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Nicholas Murphree, personally known to me to be the AVP of CITIMORTGAGE, INC., ATTORNEY-IN-FACT FOR E*TRADE BANK, a United States corporation, and Tracia Scott, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Nicholas Murphree and Tracia Scott, they signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of July, 2015.



[Signature]
Notary Public
Commission Expires 1/26/2016

MAIL TO: 421 W. Melrose Street #140
Chicago, Illinois 60657
SEND SUBSEQUENT TAX BILLS TO:

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.