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Doc#: 1529546019 Fee: \$46.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/22/2015 10:51 AM Pg: 1 of 5

Commitment Number# 3394628

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square
Suite 450
Schaumburg IL 60173

After Recording Return To:
Juan Carlos Tejada
Olivia Arias
14631 Myrtle Avenue
Harvey, IL 60426

Mail Tax Statements To: Juan Carlos Tejada & Olivia Arias; 14631 Myrtle Avenue,
Harvey, IL 60426

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
2908122014-0000

SPECIAL WARRANTY DEED

Bank of America, N.A., whose mailing address is 2505 W. Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224, hereinafter grantor, for \$10,000.00 (Ten Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Juan Carlos Tejada, a (an) _____ person and Olivia Arias, a (an) _____ person, hereinafter grantee, whose tax mailing address is 14631 Myrtle Avenue, Harvey, IL 60426, the following real property:

* AS JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP AND NOT
AS TENANTS IN COMMON

SWD Page 1 of 4

FIDELITY NATIONAL TITLE

3394 628

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ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS BEING KNOWN AND DESIGNATED AS:

LOT 38 IN BLOCK 1, IN ROBIN HOOD UNIT NUMBER 2, A SUBDIVISION OF LOT 8 OF LAU' S SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT 3 ACRES IN THE NORTHEAST CORNER THEREOF) ALSO THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL, MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS, AS DOCUMENT NUMBER 1639971, APRIL 7, 1892, EXCEPT THE EAST 75.0 FEET OF THE WEST 166.0 FEET OF THE SOUTH 160.0 FEET OF SAID LOT 8, IN COOK COUNTY, ILLINOIS.

Property Address is: 14633 Myrtle Avenue, Harvey, IL 60426

Pin # 32-23-415-008



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 prior to the date the seller acquired title.

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, AS JOINT TENANTS WITH RIGHT OF

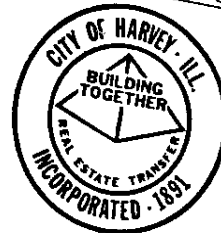
Prior instrument reference: 1416829054

SURVIVORSHIP AND NOT AS TENANTS IN COMMON

REAL ESTATE TRANSFER TAX		20-Oct-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

32-23-415-008-0000 | 20151001632557 | 0-739-217-472

\$ 10,000.00



№ 20530

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Commitment Number# 3394628

Executed by the undersigned on OCTOBER 9, 2015:

Bank of America, N.A.

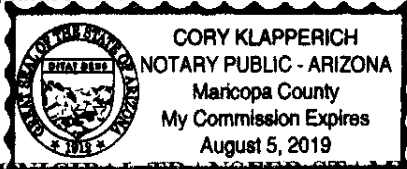
By: 


Name: NICKI L GIES

Its: OFFICER

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on OCTOBER 9, 2015 by NICKI L GIES its OFFICER on behalf of **Bank of America N.A.**, who is personally known to me or has produced DRIVERS LIC 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.




Notary Public CORY KLAPPERICH

~~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~~

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STATE OF ARIZONA)

) SS **Plat Act Affidavit**

DOCUMENT NUMBER 3394628

COUNTY OF MARICOPA)

I, (Name) NICKI L GIES, OFFICER, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 14633 Myrtle Avenue, Harvey, IL 60426 and the attached deed is not in violation of the Plat Act, Ch. 65 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

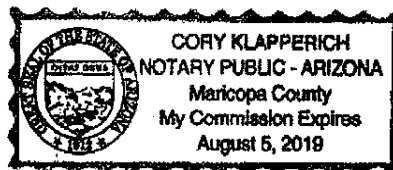
AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the COOK COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 9 day of OCT, 2015


(Signature) NICKI L GIES, OFFICER

NOTARY:


(seal) CORY KLAPPERICH



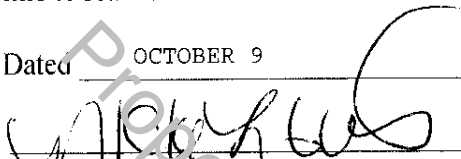
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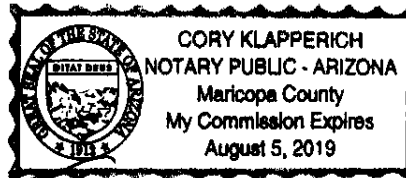
STATEMENT BY GRANTOR AND GRANTEE

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 OCTOBER 9, 2015


Signature of Grantor or Agent
NICKI L. GIBBS, OFFICER

Subscribed and sworn to before
Me by the said _____ OFFICER
this 9 day of OCTOBER,
2015.



NOTARY PUBLIC 
CORY KLAPPERICH

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.)