

01146-38074

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc#: 1530049005 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/27/2015 08:34 AM Pg: 1 of 2

Dec ID 20151001634169  
ST/CO Stamp 1-543-163-968 ST Tax \$55.00 CO Tax \$27.50

**THIS AGREEMENT**, made between Grantor, YBanc Inc., an Illinois corporation, party of the first part, and Grantee, Salvatore Ruggiero, a Single Man, 4800 N. Overhill Ave. Norridge, IL 60706-3306 party of the second part,

**STEWART TITLE**  
**800 E. DIEHL ROAD**  
**SUITE 180**  
**NAPERVILLE IL 60563**

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no Dollars (\$10.00) in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, all the following described real estate, situated in Cook County, Illinois, known and described as follows:

**PARCEL 1:**

Unit 4931-1B in "The Alexandra" Condominium as delineated and defined in the Declaration recorded as Document No. 0504927016, and as amended from time to time, together with its undivided percentage interest in the Common elements, in Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 2:**

The exclusive right to the use of Storage Space #32, a limited common element as delineated and defined in the aforesaid declaration.

PIN 12-11-311-017-1004

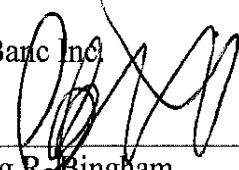
Commonly known as: 4931 N. East River Road, Unit 1B, Norridge, IL 60706

Together with all the hereditaments and appurtenances thereto, 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 party of the first part, either in law or equity, of, in and to the above described premises, **TO HAVE AND TO HOLD** the premises as above described.



And the party of the first part, for itself and its successors, officers and agents, does covenant, promise and agree, to and with the party of the second part, her 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, except as herein recited, Subject To: taxes for 2014 and future years; covenants, easements, conditions and restrictions of record, rights of all occupants and tenants of the premises; any lien or interest not extinguished by the issuance and recording of the Tax Deed recorded as Document 1520919091; and any interest in the premises granted by the party of the second part or created by her acts or omissions.

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IN WITNESS WHEREOF, the party of the first part has signed this Special Warranty Deed this 15TH day of October, 2015.

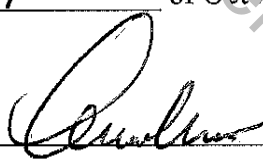
Grantor YBanc Inc.  
By:   
Greg R. Bingham  
Its: President

STATE OF ILLINOIS  
COUNTY OF COOK

REAL ESTATE TRANSFER TAX		26-Oct-2015
		COUNTY: 27.50
		ILLINOIS: 55.00
		TOTAL: 82.50
12-11-311-017-1004   20151001634169   1-543-163-968		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Greg R. Bingham, President of YBanc Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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, this 15th of October, 2015.

  
NOTARY PUBLIC

This instrument was prepared by:  
YBanc Inc.  
336 E. North Ave., #200  
Northlake, IL 60164

SEND SUBSEQUENT TAX BILLS TO/MAIL TO:  
SALVATORE RUGGIERO  
3630 N. HARLEM AVE #505  
Chicago IL 60634

