

# UNOFFICIAL COPY



1532745047

Doc#: 1532745047 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/23/2015 11:29 AM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates PC
Kimberly J. Goodell
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Safecard, Inc
4522 N. Milwaukee Ave Unit
3E
Chicago, IL 60630

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 24 day of June, 2015, between **Bank of America, National Association**, whose mailing address is **C/O Ocwen Loan Servicing, LLC, 1661 Worthington Rd. Suite 100, West Palm Beach, FL 33409** hereinafter ("Grantor") and **Safecard, Inc, Illinois Corporation**, whose mailing address is **4522 N. Milwaukee Ave Unit 3E, Chicago, IL 60630** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Ninety-Seven Thousand Dollars (\$197,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of **Cook** and State of Illinois and more particularly described on Exhibit A and known as **1935 Tanglewood Drive Unit: 9-k, Glenview, IL 60025**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all

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Executed by the undersigned on 9/24, 2014:

GRANTOR:

Bank of America, National Association

By: Jon King

By: **Ocwen Loan Servicing, LLC, as Attorney-In-Fact**

Name: Jon King

Title: Contract Management Coordinator

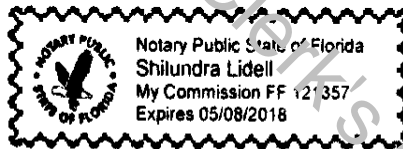
STATE OF FLORIDA )  
 ) SS  
COUNTY OF PAIM BEACH )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon King, personally known to me to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Bank of America, National Association** and 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 as such Contract Management Coordinator ~~[HE]~~ [SHE] signed and delivered the instrument as ~~[HIS]~~ [HER] 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 24 day of JUNE, 2015

Shilundra Lidell Shilundra Lidell  
Commission expires 5/8, 2018 <sup>P.C.</sup> 4/20/15  
Notary Public

Personally Known To Me



SEND SUBSEQUENT TAX BILLS TO:  
Safecard, Inc  
4522 N. Mil Wagkee Ave Unit 3E  
Chicago, IL 60630

POA recorded on January 03, 2013 as Instrument No: 1300345061

REAL ESTATE TRANSFER TAX		23-Nov-2015
COUNTY:		98.50
ILLINOIS:		197.00
TOTAL:		295.50



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matters set forth on Exhibit B.

Grantor 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 Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****Exhibit A**  
Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT; UNIT NUMBER 9-"K", AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 29TH DAY OF AUGUST, 1968 AS DOCUMENT NUMBER LR 2407501; AN UNDIVIDED 9.14 PERCENT INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: THAT PART OF LOT 2 IN VALLY LO-UNIT NUMBER 1, BEING A SUBDIVISION IN SECTION 26, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2 AND RUNNING THENCE SOUTH ALONG AN EAST LINE SAID LOT 2, A DISTANCE OF 270.83 FEET TO THE NORTHEAST CORNER OF SAID PART OF LOT 2 HEREINAFTER DESCRIBED, AND THE POINT OF BEGINNING FOR THE DESCRIPTION THEREOF; THENCE CONTINUING SOUTH ALONG SAID EAST LINE OF LOT 2 A DISTANCE OF 87.29 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE MOST NORTHERLY STRAIGHT NORTH LINE OF SAID LOT 2, AND ALONG THE WESTWARD EXTENSION OF SAID PARALLEL LINE, A DISTANCE OF 312.50 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 65 RODS OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 26; THENCE NORTH ALONG THE WEST LINE OF THE EAST 65 RODS AFORESAID, A DISTANCE OF 83.22 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE NORTHEASTWARDLY ALONG SAID NORTHWESTERLY LINE OF LOT 2, A DISTANCE OF 4.92 FEET TO AN INTERSECTION WITH THE WESTWARD EXTENSION OF A LINE WHICH IS 270.83 FEET (MEASURED ALONG SAID EAST LINE OF LOT 2) SOUTH FROM AND PARALLEL WITH THE MOST NORTHERLY STRAIGHT LINE OF SAID LOT 2, AND THENCE EAST ALONG SAID WESTWARD EXTENSION AND ALONG SAID PARALLEL LINE, A DISTANCE OF 309.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLNOIS.

Permanent Real Estate Index Number: 04-26-103-036-1011

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## Exhibit B

### Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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