

# UNOFFICIAL COPY

Doc#: 1534108121 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/07/2015 12:34 PM Pg: 1 of 5

Dec ID 20151101648193  
ST/CO Stamp 1-074-264-128 ST Tax \$7.50 CO Tax \$3.75

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Martin Gregory
18643 Cypress Avenue
Country Club, IL 60478

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 11 day of May, 2015, between **Wells Fargo Bank, N.A.**, hereinafter ("Grantor"), and **Martin Gregory**, whose mailing address **18643 Cypress Avenue, Country Club, IL 60478** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **14045 South Tracy, Unit 1A, Riverdale, IL 60827**.

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 matters set forth on Exhibit B.



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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.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record any additional conveyance document, or otherwise transfer title to the Property within 60 days following the recordation of the deed conveying title of the Property to the Buyer

REAL ESTATE TRANSFER TAX		01-Dec-2015
	COUNTY:	3.75
	ILLINOIS:	7.50
	TOTAL:	11.25
29-04-110-040-1007   20151101648193   1-074-264-128		

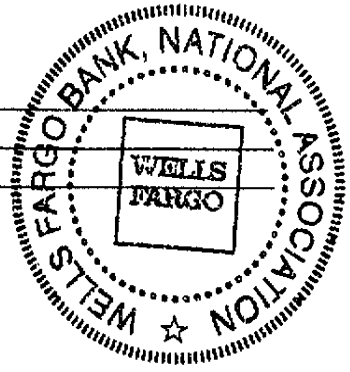
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Executed by the undersigned on May 11, 2015:

GRANTOR:  
Wells Fargo Bank, N.A.

By: [Signature]

Name: \_\_\_\_\_  
Title: Nathan L. Brennan  
Assistant Vice President



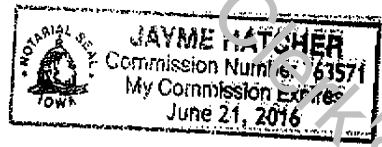
STATE OF Illinois  
COUNTY OF Willas

The foregoing instrument was acknowledged before me on May 11, 2015 by NATHAN L. BRENNAN its AVP on behalf of Wells Fargo Bank, N.A., who is known to me or has produced N/A 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.

Given under my hand and official seal, this 11 day of May, 2015.

Commission expires June 21, 2015  
Notary Public

[Signature]  
Notary



SEND SUBSEQUENT TAX BILLS TO:

Martin Gregory  
18643 Cypress Avenue  
Country Club, IL 60478

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**Exhibit A**  
Legal Description

UNIT NUMBER 14045-1A, IN THE COURTYARDS OF RIVERDALE UNIT 1 CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 25, 26, 27 AND THE SOUTH 11.10 FEET OF LOT 28 IN BLOCK 3 IN CROCKER AND HARPER'S RIVERDALE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  (EXCEPT RAILROADS) OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 94685895, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 29-04-110-040-1007

Property of Cook County Clerk's Office

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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.