

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1601341016 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/13/2016 11:58 AM Pg: 1 of 4

THIS INDENTURE, made this 29<sup>th</sup> day of December, 2015 between WHEELER-FINANCIAL, INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and The Chicago Title Land Trust Company a Trustee u/t/a dated 12/8/15 aka Trust #8002369970 whose address is 10 S. LaSalle Street, Suite 3100, Chicago, Illinois 60603, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, 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 party of the second part, and to their 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:

See Exhibit "A" attached hereto and made a part hereof

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 party of the first part, 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 party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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 incumbered 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 unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 30-30-408-057-1041

Address of real estate: 3145 Bernice Road, Unit 5, Lansing, Illinois 60438

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

FIRST AMERICAN

File # 2710562

S Y  
P 4  
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SC M  
INT

WHEELER-FINANCIAL, INC., an Illinois corporation,

By: Timothy E. Gray  
Timothy E. Gray, President

Attest: David R. Gray, Jr.  
David R. Gray, Jr., Secretary

# UNOFFICIAL COPY

MAIL TO: DENNIS GIANNOPOLUS  
 (Name)  
18511 Torrence Av  
 (Address)  
Lansing, IL 60438  
 (City, State and Zip)

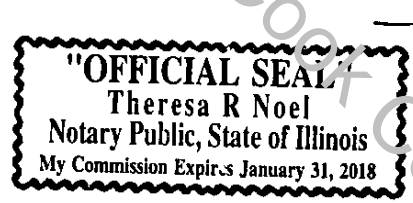
SEND SUBSEQUENT TAX BILLS TO:  
AMANY S. Othman  
 (Name)  
15127 Orland Brook Dr. Apt 3N  
 (Address)  
Orland Park, IL 60462-3951  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Gray, personally known to me to be the President of WHEELER-FINANCIAL, INC., an Illinois corporation, and David R. Gray, Jr., 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 as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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<sup>th</sup> day of December, 2015.



Theresa R Noel  
 Notary Public

REAL ESTATE TRANSFER TAX		Jan-2016
COUNTY:	ILLINOIS:	7.50
	TOTAL:	15.00
		22.50
30-30-408-057-1041   20151201654815   1-298-013-246		

Box \_\_\_\_\_

SPECIAL WARRANTY DEED

Corporation to Individual

TO \_\_\_\_\_

ADDRESS OF PROPERTY: \_\_\_\_\_

MAIL TO: \_\_\_\_\_

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## Exhibit "A" – Legal Description

PARCEL 1: UNIT 3145-5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BERNICE TERRACES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97289877, AS AMENDED, IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION AND GRANT OF EASEMENT RECORDED APRIL 28, 1997 AS DOCUMENT 97289876. TOGETHER WITH ALL RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION.

Unofficial Copy of Cook County Clerk's Office

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:



## VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Wheeler Financial, Inc.  
 Mailing Address: 170 N LaSalle Street, #2850  
Chicago, IL, 60602  
 Telephone: 312-334-1300  
 Attorney or Agent: Daniel Kosman  
 Telephone No.: 312-334-1301

Property Address 3145 Bernice Road, unit 5  
Lansing, IL 60438  
 Property Index Number (PIN) 30-30-408-057-1041  
 Water Account Number N/A  
 Date of Issuance: December 17, 2015

State of Illinois)  
County of Cook)

VILLAGE OF LANSING

This instrument was acknowledged before  
me on December 17, 2015 by  
Karen Giovane.

By: Julie C. Auschkat  
Village Treasurer or Designee

(Signature of Notary Public)

