

UNOFFICIAL COPY



Doc#: 1604947107 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2016 02:55 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

40022591 (1/2)

~~2-10~~

THIS INSTRUMENT dated the 17th day of December, 2015, by and between FirstMerit Bank, N.A. (hereinafter "Grantor"), and **Rodel A. Malanyaon and Merle G. Malanyaon**, as Joint Tenants with Right of Survivorship, whose current mailing address is 702 W. Briarcliff Road, Bolingbrook, IL 60440, (hereinafter "Grantee"). * husband and wife

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS and other good and valuable consideration, to it paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, alien and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, subject only to the following exceptions. (a) general real estate taxes not due and payable at the time of Closing; (b) all easements, air rights and covenants, conditions and restrictions of record which shall, at the time of Closing, have been recorded with the Recorder of Deeds of Cook County and which Buyer shall, by accepting the conveyance of the Property, be deemed to have accepted and ratified as of the Closing Date; (c) applicable zoning and building laws and ordinances; (d) acts done or suffered by Buyer or anyone claiming through Buyer; (e) liens and other matters of title over which the Title Insurer is willing to insure without cost to Buyer; (f) utility easements, if any, whether recorded or unrecorded; ("Permitted Exceptions").

Address of Real Estate: 2122 S. 17th Avenue
Broadview, IL 60155

Permanent Real Estate Index No.: 15-15-331-025

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging free and clear from any encumbrance done or suffered by Grantor during the period of time Grantor held fee simple title to the Real Estate.

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE

Village of Broadview

1-28-2016

3

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IN WITNESS WHEREOF, the below Grantor has executed this Special Warranty Deed on the 17th day of December, 2015.

FirstMerit Bank, N.A.,

BY: [Signature]
Lori L. Snelson, Senior Vice President

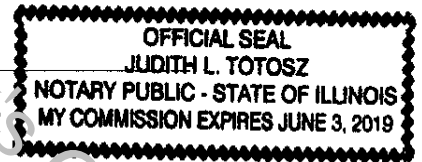
BY: Kimberly A. Neil
Kimberly A. Neil, Officer

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that before me on this day personally appeared Lori L. Snelson, Senior Vice President of FirstMerit Bank, N.A. and Kimberly A. Neil, Officer of FirstMerit Bank, N.A., and acknowledged the said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS, my hand and official seal this 17th day of December, 2015.

Judith L. Totosz
NOTARY PUBLIC



Prepared by: William L. Kabaker
951 Forestway Drive
Glencoe, IL 60022

Mail to: Edward BALCZYK
2164 W. Oldroyd
CHICAGO IL 60625

Name and address of Taxpayer:
Rodol Malanyan
702 W. Briarcliff Rd
Bolingbrook, IL 60440

REAL ESTATE TRANSFER TAX		28-Jan-2016
COUNTY:		60.00
ILLINOIS:		120.00
TOTAL:		180.00
15-15-331-025-0000 20160101664904 0-894-886-464		

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EXHIBIT "A"

LOT 35 IN CUMMINGS AND FOREMAN REAL ESTATE CORPORATION ROOSEVELT ROAD AND 17TH AVENUE SUBDIVISION OF LOT 1, 2, 3, 4, 5, 7 AND 8 IN OWNERS PARTITIONS OF THE SOUTH 83.2 ACRES OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office