

UNOFFICIAL COPY

SPECIAL WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1606256023 Fee: \$50.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 03/02/2016 09:03 AM Pg: 1 of 2

MAIL TO:

SALVATORE A TERRACIANO and MIRANDA K RISBERG c/o Gary Davidson, Esq. CASTLE LAW, LLC 13963 South Bell Road Homer Glen, IL 60491

Dec ID 20160201672280 ST/CO Stamp 1-411-078-720 ST Tax \$232.00 CO Tax \$116.00

NAME AND ADDRESS OF TAXPAYER:

SALVATORE A TERRACIANO and MIRANDA K RISBERG 520 MONTEGO Dr. Elk Grove Village, Illinois 60007

THE GRANTOR(S), SUNTRUST MORTGAGE, INC., A VIRGINIA CORPORATION, WHOSE PRINCIPAL PLACE OF BUSINESS IS LOCATED AT 901 Semmes Avenue, Richmond, Virginia 23224, FOR AND IN CONSIDERATION OF TEN (10) AND 00/100 - - - DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, GRANTS, CONVEY(S) AND SELL(S) TO GRANTEE(S), SALVATORE A TERRACIANO and MIRANDA K RISBERG, a single man and woman, respectively, as Joint Tenants with a right of survivorship, of 101 E BRYN MAWR AVE, ITASCA, IL 60143, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LOT 11 IN CIRCLE BAY SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

PERMANENT INDEX NUMBER(s): 08-32-324-026-0000

PROPERTY ADDRESS(ES): 520 MONTEGO Dr., Elk Grove Village, Illinois 60007, COOK COUNTY

GRANTOR, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY COVENANTS AND REPRESENTS THAT IT HAS NOT DONE, OR SUFFERED TO BE DONE, ANYTHING WHEREBY THE PREMISES HEREBY CONVEYED IS, OR MAY BE, IN ANY MANNER ENUMBERED OR CHARGED, EXCEPT AS RECITED HEREIN, AND THAT IT WILL WARRANT AND DEFEND THE PREMISES AGAINST ALL PERSONS LAWFULLY CLAIMING BY, THROUGH, OR UNDER GRANTOR, SUBJECT TO: GENERAL REAL ESTATE TAXES NOT YET DUE OR PAYABLE, ANY SPECIAL ASSESSMENTS NOT YET DUE OR PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES, EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

Dated this 4th day of February, 2016.

Seal(s): 1.) SUNTRUST MORTGAGE, INC., A VIRGINIA CORPORATION

By: [Signature] X

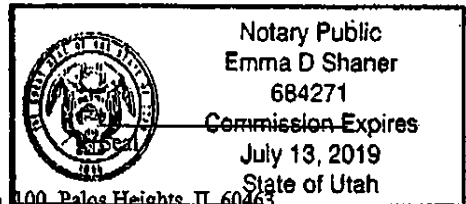
Name(s) & Title(s): DAVID FRANKS (name of authorized signor), VICE PRESIDENT (Title), Grantor

STATE OF UTAH)) COUNTY OF SALT LAKE)

SS.

I, the undersigned notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that DAVID FRANKS, 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/she signed, sealed and delivered the said Instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 4th day of February A.D. 2016. [Signature] Notary Public

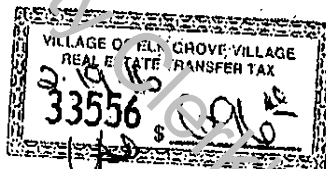


DEED PREPARED BY: LAW OFFICE OF MICHAEL A. GALASON, 12607 S. Meade Ave., Ste. 100, Palms Heights, IL 60463

FILED: MAG-MSTRFILEVA.MAG.BZVREGOATTYSTEWARTLENDERSVCS\LAK-STM-520 Montego Drive, Elk Grove Village, IL 60007 (Cook)\PAM 992597\520 MONTEGO Dr., Elk Grove Village, Illinois 60007-doc3.wpd

UNOFFICIAL COPY

Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX

COUNTY:	ILLINOIS	23-Feb-2016
TOTAL:		116.00
		232.00
		348.00

08-32-324-026-0000 | 20160201672280 | 1-411-078-720

