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Doc#: 1607510058 Fee: \$46.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/15/2016 03:18 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Caitlin E. Cipri
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Petrulis Corporation
1428 Rohde N Ave
Berkeley, IL 60163

SPECIAL WARRANTY DEED

THIS INDENTURE made this 7 day of December 20 15, between **ARLP REO I, LLC, a subsidiary of Altisource Residential, L.P.,** whose mailing address is **C/o Altisource Solutions, Inc., 402 Strand Street, Frederiksted, USVI 00840** hereinafter ("Grantor"), and **Petrulis Corporation, An Illinois Corporation,** whose mailing address is **1428 Rohde N Ave, Berkeley, IL 60163** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Seventy Thousand Dollars (\$70,000.00), 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 **1428 Rohde N Ave, Berkeley, IL 60163.**

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.

VILLAGE OF BERKELEY
ALL FEES PAID
CERTIFICATE OF COMPLIANCE

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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.

Property of Cook County Clerk's Office

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Executed by the undersigned on Dec 7, 2015, 2015:

GRANTOR:

ARLP REO I, LLC, a subsidiary of Altisource Residential, L.P.

By: Yvette D. Mahlay
By: **Altisource Solutions, Inc., as Attorney-In-Fact**

Name: Yvette D. Mahlay
Title: V.P.

STATE OF Georgia)
) SS
COUNTY OF Fulton)

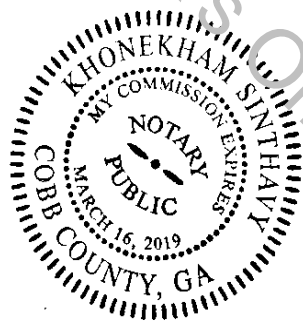
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yvette D. Mahlay personally known to me to be the VP of **Altisource Solutions, Inc., as Attorney In-Fact for ARLP REO I, LLC, a subsidiary of Altisource Residential, L.P.** and personally known 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 VP [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 VP, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of December 20 15

Commission expires 3/16, 2019
Notary Public

Handwritten Signature

SEND SUBSEQUENT TAX BILLS TO:
Petrulis Corporation
1428 Rohde N Ave
Berkeley, IL 60163



POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX		16-Mar-2016
COUNTY:		35.00
ILLINOIS:		70.00
TOTAL:		105.00



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Exhibit A
Legal Description

LOT 221 IN J.W. MCCORMACK WESTMORELAND, BEING A SUBDIVISION IN THE WEST ½ OF FRACTIONAL SECTION 8, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-08-106-034-0000

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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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