

UNOFFICIAL COPY

Doc#: 1611646222 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/25/2016 12:33 PM Pg: 1 of 4

Dec ID 20160401694339
ST/CO Stamp 2-032-263-488 ST Tax \$405.00 CO Tax \$202.50

SPECIAL WARRANTY DEED

GIT 40024502
MAY 11/2

THIS INSTRUMENT dated the 20th day of April, 2016, by and between SB PAD HOLDINGS III, LLC, an Illinois limited liability company, as assignee of Schaumburg Bank & Trust Company, N.A., formerly known as Advantage National Bank Group, as successor in interest to the Bank of Commerce (hereinafter "Grantor"), and **Brett D. Miller and Ashley K. Graw, as Joint Tenants with Right of Survivorship**, whose current mailing address is 255 N. Schiller Street, Palatine, IL 60067, (hereinafter "Grantee"). ~~NOT AS TENANTS IN COMMON~~

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: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any.

Address of Real Estate: 540 N. Easy Street
Palatine, IL 60067

Permanent Real Estate Index No.: 02-15-207-057-0000

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

(Signature Page to Follow)

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IN WITNESS WHEREOF, the below Grantor has executed this Special Warranty Deed on the 20th day of April, 2016.

SB PAD HOLDINGS III, LLC, an Illinois limited liability company,

By: Schaumburg Bank & Trust Company, N.A.

Its: Sole Member

By: _____
Christopher Swieca, Senior Vice President

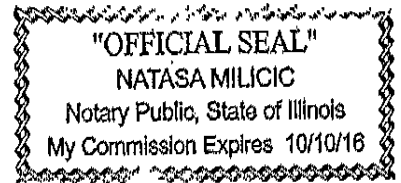
STATE OF ILLINOIS

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 Christopher Swieca, and acknowledged the said execution of the Special Warranty Deed pertaining to 540 N. Easy Street, Palatine, IL 60067 to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS, my hand and official seal this 20th day of April, 2016.

Milicic Natasa
NOTARY PUBLIC



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

Mail to: Charles Clark 59 W. Virginia St., Crystal Lake, IL 60014

Name and address of Taxpayer:

Brett D Miller &
Ashley K. Graw
540 N Easy St
Palatine, IL 60067

REAL ESTATE TRANSFER TAX		22-Apr-2016
COUNTY:		202.50
ILLINOIS:		405.00
TOTAL:		607.50
02-15-207-057-0000 20160401694339 2-032-263-488		

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EXHIBIT "A"

LOT 1 IN EASY STREET RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 5, LOTS 15 AND 16 IN BLOCK 4, PART OF GILBERT AVENUE AND PART OF EASY STREET IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1 (BEING ALSO THE NORTHWEST CORNER OF LOT 2 IN SAID EASY STREET RESUBDIVISION); THENCE SOUTH 71 DEGREES 22 MINUTES 13 SECONDS EAST, 81.52 FEET; THENCE SOUTH 69 DEGREES 26 MINUTES 21 SECONDS EAST, 46.65 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1 (BEING ALSO THE NORTHEAST CORNER OF SAID LOT 2); THENCE NORTH 70 DEGREES 40 MINUTES 03 SECONDS WEST ALONG THE LINE COMMON TO SAID LOTS 1 AND 2, A DISTANCE OF 128.15 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

Christopher Swieca, Senior Vice President of Schaumburg Bank & Trust Company, N.A.

SB PAD HOLDINGS III, an Illinois limited liability company

being duly sworn on oath, states that owns the property located ~~resides~~ at 540 N. EASY STREET, PALATINE, IL 60067. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

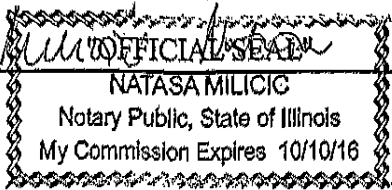
1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 - OR -
 - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 21st day of APRIL, 2016.

 OFFICIAL SEAL
 NATASA MILICIC
 Notary Public, State of Illinois
 My Commission Expires 10/10/16

SB PAD HOLDINGS III, LLC, an Illinois limited liability company,

By: Schaumburg Bank & Trust Company, N.A.
Its: Sole Member

By: Christopher Swieca, Senior Vice President