

# UNOFFICIAL COPY



Doc#: 1611941058 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/28/2016 02:52 PM Pg: 1 of 7

REAL ESTATE TRANSFER TAX 21-Apr-2016  
COUNTY: 34.50  
ILLINOIS: 69.00  
TOTAL: 103.50  
29-22-213-007-0000 | 20160401687366 | 1-545-822-528

This Document Prepared By:

Ginali Associates PC  
947 N. Plum Grove Road  
Schaumburg, IL 60173

After Recording Return To:

Dionne Scott  
1538 Heather Hill Cres  
Flossmoor, IL 60422

## QUIT CLAIM DEED

THIS INDENTURE made this 28<sup>th</sup> day of March, 2016, between Bank of America, N.A. hereinafter ("Grantor"), and, Dionne Scott, whose mailing address 1538 Heather Hill, Flossmoor, IL 60422 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum Sixty Eight Thousand Six Hundred Dollar and 00/100 (\$68,600.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does REMISE, RELEASE, QUIT CLAIM unto the Grantees FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 16525 Evans Avenue, South Holland, IL 60473.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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.

FIRST AMERICAN  
File # 2736157

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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.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record any additional conveyance document, or otherwise transfer title to the Property within 60 days following the recordation of the deed conveying title of the Property to the Buyer

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Executed by the undersigned on March 28<sup>th</sup>, 2016:

GRANTOR:

**Bank of America, N.A., by Carrington Mortgage Services, LLC as Attorney in Fact**

By: [Signature]  
Name: Chris Lechanski, AVP of Default  
Title: for Carrington Mortgage Services, LLC Attorney in Fact

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2016 by its \_\_\_\_\_ on behalf of **Bank of America, N.A., by Carrington Mortgage Services, LLC as Attorney in Fact**, who is known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Commission expires \_\_\_\_\_, 20\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary

*SEE Clerk's Office Attached*

SEND SUBSEQUENT TAX BILLS TO:

Dionne Scott  
1538 Heather Hill  
Flossmoor, IL 60422

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

## CALIFORNIA ALL - PURPOSE

### CERTIFICATE OF ACKNOWLEDGMENT

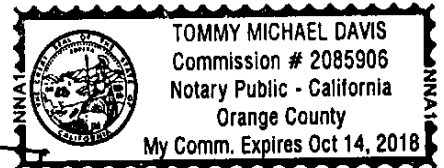
State of California

County of Orange

On 03/28/16 before me, Tommy Michael Davis, Notary Public, personally appeared, Chris Lechtanski, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Michael (Seal)

#### ADDITIONAL OPTIONAL INFORMATION

##### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such a case, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is not required for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form as required.

**DESCRIPTION OF THE ATTACHED DOCUMENT**  
Quit Claim Deed  
 (Title or description of attached document)  
 \_\_\_\_\_  
 (Title or description of attached document continued)  
 Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_  
 \_\_\_\_\_  
 (Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)  
 Corporate Officer  
 \_\_\_\_\_  
 (Title)  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ◊ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ◊ Indicate title or type of attached document, number of pages and date.
  - ◊ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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**Exhibit A**  
**Legal Description**

**LOT 207 IN HOEKSTRA'S SECOND ADDITION TO DUTCH VALLEY, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

**Permanent Real Estate Index Number: 29-22-213-007-0000**

Property of Cook County Clerk's Office

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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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THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, 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: **Bank of America, N.A.**  
Mailing Address: **1610 E. St. Andrew Place, Ste. 8150 Santa Ana, CA 92705**  
Telephone No.: **847.517.4310**  
Attorney or Agent: **Ginali ssociates P.C./Eileen Ricci**  
Telephone No.: **847.517.4310**  
Fax No. **847.517.4324**  
Property Address: **16525 Evans Ave.  
South Holland, IL 60473**

Property Index Number (PIN): **29-22-213-007-0000**

Water Account Number: **0260082003**

Date of Issuance: **4/6/2016**

State of Illinois )  
County of Cook)

This instrument was acknowledged before  
me on April 6, 2016 by  
Michelle R Moody

Michelle R Moody  
(Signature of Notary Public)  
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Verone 4/6/2016  
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.