

# UNOFFICIAL COPY

Doc#: 1611946159 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/28/2016 11:37 AM Pg: 1 of 5

Dec ID 20160401691485  
ST/CO Stamp 1-527-144-768 ST Tax \$17.00 CO Tax \$8.50  
City Stamp 0-370-762-048 City Tax: \$178.50

This Document Prepared By:

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

After Recording Return To:

Monique Michelle Harris
5328 S Justine Street
Chicago, IL 60609

---

## QUIT CLAIM DEED

THIS INDENTURE made this 4<sup>th</sup> day of April, 2016, between **Bank of America, N.A.** hereinafter ("Grantor"), and, **Monique Michelle Harris**, whose mailing address **5328 S Justine Street, Chicago, IL 60609** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum **Seventeen Thousand Dollars and 00/100 (\$17,000.00)**, 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 **8947 South Union Avenue, Chicago, IL 60620**.

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.


# UNOFFICIAL COPY

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

REAL ESTATE TRANSFER TAX		21-Apr-2016
	CHICAGO:	127.50
	CTA:	51.00
	TOTAL:	178.50 *

25-04-118-017-0000 | 20160401691485 | 0-370-762-048

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Apr-2016
	COUNTY:	8.50
	ILLINOIS:	17.00
	TOTAL:	25.50

25-04-118-017-0000 | 20160401691485 | 1-527-144-768

# UNOFFICIAL COPY

Executed by the undersigned on April 4<sup>th</sup>, 2016:

GRANTOR:  
**BANK OF AMERICA, N.A.**

By: [Signature] 4/4/16  
Name: Liliana R. Navarro  
Title: Assistant Vice President (AVP)

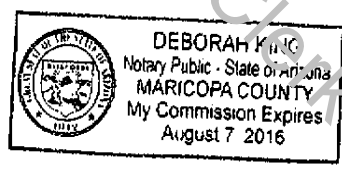
STATE OF Arizona  
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on April 4<sup>th</sup>, 2016 by Liliana R. Navarro its AVP on behalf of **BANK OF AMERICA, N.A.**, who is known to me or has produced AZ Driver license 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 4<sup>th</sup> day of April, 2016.

Commission expires August 7, 2016  
Notary Public

[Signature] 4/4/16  
Notary Deborah King



SEND SUBSEQUENT TAX BILLS TO:

Monique Michelle Harris  
5328 S Justine Street  
Chicago, IL 60609

# UNOFFICIAL COPY

**Exhibit A**  
Legal Description

LOT 28 IN BLOCK 22 IN PART OF SOUTH ENGLEWOOD IN THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-04-118-017-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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.