

# UNOFFICIAL COPY

Return To:



**R This Instrument Prepared by:**  
Timothy P. McHugh, LTD.  
360 West Butterfield #300  
Elmhurst, IL 60126

**Doc#:** 1620929084 **Fee:** \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/27/2016 03:30 PM Pg: 1 of 3

**Mail Tax Statements To:**  
Vasant Patel  
1918 Kennicott Ct.  
Des Plaines, IL 60018

File #: N--100566

This space for recording information only

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this \_\_\_\_ day of \_\_\_\_\_, 2016, by and between US BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO US BANK NATIONAL ASSOCIATION, N.D., of 4801 Frederica Street Owensboro, KY 42301, hereinafter called GRANTOR, grants to VASANT PATEL, whose address is 1918 Kennicott Ct., Des Plaines, IL 60018, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$146,111.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, 60018

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Parcel ID: 09-28-114-006-0000

Commonly known as: 1918 Kennicott Ct., Des Plaines, IL 60018

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

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To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

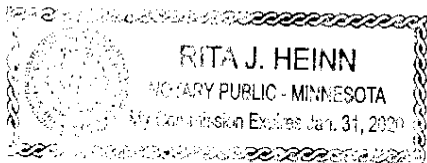
US BANK NATIONAL ASSOCIATION  
SUCCESSOR BY MERGER TO US BANK  
NATIONAL ASSOCIATION, N.D.

By Joanne Travers

Name/Title: Joanne Travers / REO Officer

STATE OF Minnesota  
COUNTY OF Hennepin

The foregoing instrument was hereby acknowledged before me this 11 day of July, 2016, by Joanne Travers its REO Officer, by US BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO US BANK NATIONAL ASSOCIATION, N.D., who is personally known to me or who has produced N/A, as identification, and who signed this instrument willingly.



Rita Heinn  
Notary Public  
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

DES PLAINES  
Real Estate Transfer Tax  
No. **60594**  
\$2.00 per \$1,000.00  
1918 KENNICOTT  
CITY OF DES PLAINES

REAL ESTATE TRANSFER TAX



09-28-114-006-0000

28-Jul-2016

COUNTY: 73.25  
ILLINOIS: 146.50  
TOTAL: 219.75

| 20160701630630 | 1-518-568-256

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## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS:

LOTS 19 AND 20 IN BLOCK 5 IN WHITES STEEL CAR ADDITION TO RIVERVIEW, IN SECTION 28, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office