

# UNOFFICIAL COPY



Doc#: 1621644111 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/03/2016 03:55 PM Pg: 1 of 4

Commitment Number: 3408989  
Seller's Loan Number: 409749801

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

Mail Tax Statements To: **Doug Riccolo: 40 EAST HINSDALE AVENUE, SUITE 200,  
HINSDALE IL 60521**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
15-13-303-033-1012**

## SPECIAL WARRANTY DEED

**FIFTH THIRD MORTGAGE COMPANY**, whose mailing address is **5001 KINGSLEY DRIVE, CINCINNATI OH 45227**, hereinafter grantor, for \$26,600.00 (Twenty Six Thousand Six Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Doug Riccolo**, hereinafter grantee, whose tax mailing address is **40 EAST HINSDALE AVENUE, SUITE 200, HINSDALE IL 60521**, the following real property:

The following described property located in Cook County, Illinois: Unit 205, Together with its undivided percentage interest in the Common Elements in Yorkshire Condominium as delineated and defined in the Declaration recorded as Document 22678444, in the Southwest 1/4 of Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: **850 DES PLAINES AVE FOREST PARK IL 60130**

Property Address is: **850 DES PLAINES AVE FOREST PARK IL 60130**

*RA*

*1621644-46  
BOX 162*

*400*

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Seller 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.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

Prior instrument reference: **1608145021**

**Property Address is: 850 DES PLAINES AVE FOREST PARK IL 60130**

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Executed by the undersigned on March 24, 2016:

## FIFTH THIRD MORTGAGE COMPANY

By: Traci Luckhaupt

Name: Traci Luckhaupt  
Vice President

Its: \_\_\_\_\_



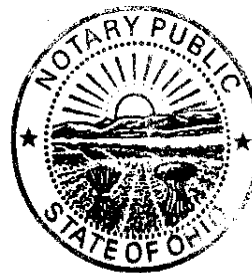
\_\_\_\_\_  
Witness Signature  
**Moses Moore**  
Officer

\_\_\_\_\_  
Witness Printed Name

STATE OF OHIO  
COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me on March 24, 2016 by Traci Luckhaupt its Vice President on behalf of **FIFTH THIRD MORTGAGE COMPANY** who is personally 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.

\_\_\_\_\_  
Notary Public



**TINA JOHNSON**  
Notary Public, State of Ohio  
My Commission Expires  
April 23, 2017

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**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: 7/29/16

Amy Rivas  
Buyer, Seller or Representative

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No. 6242  
7/29/16  
Approved/Date

REAL ESTATE TRANSFER TAX

|           |             |
|-----------|-------------|
|           | 04-Aug-2016 |
| COUNTY:   | 13.50       |
| ILLINOIS: | 27.00       |
| TOTAL:    | 40.50       |

15-13-303-033-1012 | 20160701635821 | 1-971-970-880