

UNOFFICIAL COPY

Doc#: 1621655025 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2016 09:24 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20160701635653
ST/CO Stamp 1-619-616-576 ST Tax \$251.00 CO Tax \$125.50

KNOW ALL MEN BY THESE PRESENTS:

That BANK OF AMERICA, N.A.
herein called 'GRANTOR',
whose mailing address is:
7360 S. Kyrene,
Tempe, AZ 85283

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good and valuable consideration, to it in hand paid by the party or parties identified below as GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

· CALVIN HOWARD AND KIMBERLY HOWARD, *husband and wife.*

called 'GRANTEE'

whose mailing address is: *1425 Lanark St. Flossmoor, IL 60422*

all that certain real property situated in Cook County, Illinois and more particularly described as follows:

LOT 74 IN BALLANTRAE OF FLOSSMOOR UNIT 2, BEING A SUBDIVISION OF THOSE PARTS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 31-11-109-004-0000

Address of Property: 1425 Lanark St., Flossmoor, IL 60422

As tenants by the entirety
TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto in any wise belonging, unto the said GRANTEES, his heirs or successors and assigns forever, subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed, if any; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, if any; (g) general real estate taxes; (h) building code violations and judicial proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if any, as may be disclosed by a plat of survey; (k) drainage ditches, drain tiles, feeders, laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of mineral estate.

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

Loan # 68078128

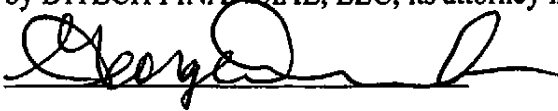
31-11-109-004-0000-1605520488-0830-032016

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The GRANTEE, or Purchaser, of the Property cannot re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the GRANTOR's execution of this deed.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 25 day of July, 2016 in its name by George Dumler its KVD thereunto authorized by resolution of its board of directors.

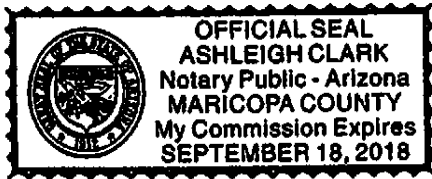
BANK OF AMERICA, N.A.
by DITECH FINANCIAL, LLC, its attorney in fact



(AFFIX SEAL)

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 25 day of July, 2016 by George Dumler as Assistant Vice President of DITECH FINANCIAL, LLC, on behalf of the said corporation.


NOTARY PUBLIC

MAIL TO:

Brian J. Russell
405 Kent Ct
Oswego, IL 60543

Send subsequent tax bills to:

Calvin & Kimberly Howard
1425 Lanark St
Flossmoor, IL 60422

This instrument prepared by:
KENNETH D. SLOMKA
SLOMKA LAW GROUP
15255 S. 94th Avenue, Suite 602
Orland Park, IL 60462

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Loan # 68078128