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Doc#: 1625310111 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/09/2016 01:26 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Caitlin E. Cipri
223 W. Jackson Blvd., Suite 519
Chicago, IL 60606

After Recording Return To:

Martin Cisneros
1348 Harvey Avenue
Berwyn, IL 60402

SPECIAL WARRANTY DEED

THIS INDENTURE made this 26 day of January, 2016, between **Bank of America, National Association**, whose mailing address is **C/o Shell point Mortgage Servicing, 55 Beattie Place, Greenville SC 29601** hereinafter ("Grantor"), and **Martin Cisneros, A Married Person**, whose mailing address is **1348 Harvey Avenue, Berwyn, IL 60402** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Forty One Thousand Three Hundred Seventy Four Dollars (\$141,374.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of **Cook** and State of Illinois and more particularly described on Exhibit A and known as **1348 Harvey Avenue, Berwyn, IL 60402**.

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

Grantor makes no representations or warranties, of any kind or nature whatsoever, other

REAL ESTATE TRANSFER TAX



16-20-109-032-0000

| 20160701634198 | 0-568-957-184

09-Sep-2016

COUNTY:	70.75
ILLINOIS:	141.50
TOTAL:	212.25



Handwritten: \$ 8-23-16 \$ 1420.00

Handwritten signatures and initials

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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.

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Exhibit A
Legal Description

LOT 15 IN BLOCK 6 IN WALLECK'S SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT THE EAST 1/4 THEREOF) OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-20-109-032-0000

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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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