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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/07/2016 11:51 AM PG: 1 OF 5

This Document Prepared By:

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|--------------------------------|
| Potestivo & Associates, P.C. |
| Caitlin E Cipri |
| 223 W Jackson Blvd., Suite 610 |
| Chicago, Illinois 60606 |

After Recording Return To:

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|-------------------------|
| Gerard Scheffler |
| 29 E Madison St #1000 |
| Chicago, Illinois 60602 |

SPECIAL WARRANTY DEED

THIS INDENTURE made this 19th day of October, 2016, between **Capital One, N.A. as Successor by Merger to ING Bank, FSB**, whose mailing address is **C/o Altisource Solutions, Inc., Northpark Town Center, 1000 Abernathy Rd NE, Bldg 400, Suite 200, Atlanta, GA 30328** hereinafter ("Grantor"), and **Gerard Scheffler, A Single Person**, whose mailing address is **29 E Madison St #1000, Chicago, IL 60602** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Six Thousand Eight Hundred Eighty-Nine Dollars and 00/100 (\$106,889.00), 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 **1180 Cove Dr, Prospect Heights, IL 60070**.

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 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.

CORD REVIEW

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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.

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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Executed by the undersigned on October 19, 2016:

GRANTOR:

Capital One, N.A. as Successor by Merger to ING Bank, FSB

By: [Signature]

By: **Altisource Solutions, Inc., as Attorney-In-Fact**

Name: Louguen Hazelton

Title: Authorized Signor

STATE OF Georgia

SS

COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louguen Hazelton, personally known to me to be the Authorized Signor of **Altisource Solutions, Inc., as Attorney-In-Fact for Capital One, N.A. as Successor by Merger to ING Bank, FSB** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such authorized signor [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said authorized signor, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of October, 2016

Commission expires 11/11, 2020
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Gerard Scheffler
29 E Madison St #1000
Chicago, IL 60602

POA recorded simultaneously herewith



REAL ESTATE TRANSFER TAX

07-Nov-2016



| | |
|-----------|--------|
| COUNTY: | 53.50 |
| ILLINOIS: | 107.00 |
| TOTAL: | 160.50 |

03-24-102-013-1206

| 20160901663084 | 0-077-660-352

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Exhibit A

Legal Description

UNIT 152-B AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FOR QUINCY PARK CONDOMINIUM NUMBER 2, MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION AND KATN 24678 RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 21720673, AS AMENDED BY A DOCUMENT 21880886, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 03-24-102-013-1206

Property of Cook County Clerk's Office

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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, authorization or similar items (if any) in connection with the conduct of any activity upon the property.