



\*1631441051D\*

Doc# 1631441051 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2016 12:14 PM PG: 1 OF 5

16NW7122881NP  
1061

Prepared by:

Dennis P. Lindell, Esq.  
Lindell & Tessitore P.C.  
1755 Park St., Suite 200, Naperville, IL 60563

When Recorded, Return to:

VIAMONTE REALTY, LLC  
P.O. BOX 5140  
LANSING, IL 60438

Mail Tax Bills to:

VIAMONTE REALTY, LLC  
P.O. BOX 5140  
LANSING, IL 60438

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **OFTB 2015-SFR, LLC**, an Illinois limited liability company ("Grantor"), with an address of 9700 West Higgins Road, Suite 650, Rosemont, IL 60018, **CONVEYS AND SPECIALLY WARRANTS** to **VIAMONTE REALTY, LLC**, an Illinois limited liability company ("Grantee"), with a principal address at P.O. BOX 5140, LANSING, IL 60438, for and in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Cook County, State of Illinois, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE PART HEREOF**

The subject Real Estate does not constitute homestead property of Grantor

**SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF WHICH GRANTEE HEREBY TAKES TITLE SUBJECT THERETO, Grantor, by execution and delivery hereof, warrants the title to said Real Estate to Grantee as to and against its acts only and none other.**

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he has been fully empowered, by proper resolution of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

S Y  
P 5  
S N  
SCV  
INTAB

REAL ESTATE TRANSFER TAX 01-Nov-2016



COUNTY: 18.75  
ILLINOIS: 37.50  
TOTAL: 56.25

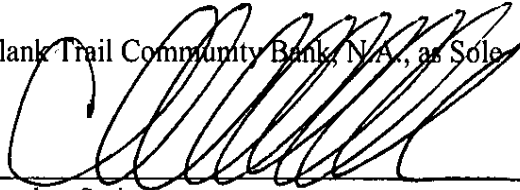
BOX 334 CT11

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this \_\_\_\_ day of October, 2016

GRANTOR: OPTB 2015-SFR, LLC, an Illinois limited liability company

By: Old Plank Trail Community Bank, N.A., as Sole Member

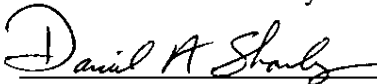
By:   
Christopher Swieca

Title: Senior Vice President of Sole Member

STATE OF ILLINOIS )  
  )  
COUNTY OF COOK    )

I, DANIEL A SHANLEY, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Swieca personally known to me to be the Senior Vice President of Old Plank Trail Community Bank, N.A., sole member of OPTB 2015-SFR, LLC, an Illinois limited liability company 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 Senior Vice President, he signed and delivered the said instrument pursuant to authority given by the company as his free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 21<sup>st</sup> day of October, 2016.

  
\_\_\_\_\_

**Daniel A. Shanley**  
**Commission No. 825383**  
**Notary public - Illinois**  
**Cook County**  
**My Comm. Expires Sept 01, 2019**

Special Warranty Deed  
Grantee: Viamonte Realty, LLC  
Grantor: OPTB 2015-SFR, LLC  
Property Address: 2010 Indiana Avenue, Lansing, IL 60438  
Parcel Number: 29-36-202-027-0000

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

PIN NUMBER: 29-36-202-027-0000

COMMON ADDRESS: 2010 Indiana Avenue, Lansing, IL 60438

THAT PART OF LOT 5 IN BOCK'S SUBDIVISION OF THAT PART OF THE WEST 64 ACRES OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE THORNTON-LANSING ROAD AND NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF GRAND TRUNK RAILROAD (EXCEPT THE WEST 311.40 FEET THEREFROM AND EXCEPT THE EAST 132 FEET THEREFROM AND THE SOUTH 0.12 FEET THEREOF) DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 5 A DISTANCE OF 159.88 FEET, THENCE WEST AT RIGHT ANGLES 55 FEET TO THE WEST LINE OF SAID LOT 5, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 134 FEET TO THE NORTHERLY LINE OF INDIANA AVENUE, THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF INDIANA AVENUE A DISTANCE OF 60.64 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes, general and special assessments not yet due and payable.
2. Acts done or suffered by Grantee.
3. Matters the title company agrees to endorse or insure over.
4. Private, public and utility easements and roads and highways, if any.
5. Zoning, building, subdivision codes, regulations and ordinances and all other governmental regulations and rules.
6. Rights of the public, State of Illinois and any other governmental agency or unit in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
7. All matters of public record.
8. All exceptions and defects contained within that certain Title Commitment 16NW7122881NP with an effective date of September 29, 2016, as amended.
9. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
10. All of the matters, terms, and conditions set forth in that certain Residential Real Estate Purchase and Sale Contract between Grantor and Grantee with an Acceptance Date of October 12, 2016, as may be amended.

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: OPTB 2015-SFR, LLC  
2700 W Higgins Rd #650  
Rosemont, IL 60018

Telephone: 847-939-9243

Attorney or Agent: Dennis Lindell  
Telephone No.: 630-913-1063

Property Address 2010 Indiana Avenue  
Lansing, IL 60438

Property Index Number (PIN) 29-36-202-027-0000

Water Account Number 213 2015 00 03

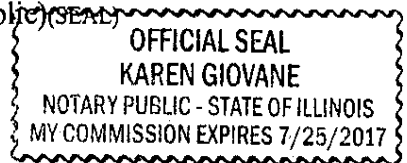
Date of Issuance: October 21, 2016

State of Illinois)  
County of Cook)  
This instrument was acknowledged before  
me on October 21, 2016 by  
Karen Giovane.

VILLAGE OF LANSING

By: [Signature]  
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.