

UNOFFICIAL COPY

Doc#: 1632706042 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/22/2016 10:04 AM Pg: 1 of 4

Dec ID 20161001670154
ST/CO Stamp 0-820-777-152 ST Tax \$98.00 CO Tax \$49.00

Commitment Number# 3439513RM
RMASS

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg, IL 60173

After Recording Return To:
ELITE CAPITAL, LLC Steven Kudalks
780 West Army Trail Road, 3333 Warrenville Rd
Carol Stream, IL 60188 Ste. 200
Cook IL 60572

Mail Tax Statements To:
ELITE CAPITAL, LLC; 780 West Army Trail Road, Carol Stream, IL 60188

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
07-24-307-015-1337

SPECIAL WARRANTY DEED

Fifth Third Mortgage Company whose mailing address is 5001 Kingsley Drive, Cincinnati, OH 45227, hereinafter grantor, for \$97,960.00 (Ninety Seven Thousand, Nine Hundred Sixty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to ELITE CAPITAL, LLC, hereinafter grantee, whose tax mailing address is 780 West Army Trail Road, Carol Stream, IL 60188, the following real property:

UNIT NO. 5-13-113-RC-1 IN LEXINGTON GREEN II AS DELINEATED ON A SURVEY OF PARTS OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS

SWD Page 1 of 4 1233 Ironwood Court, Unit C-1, Schaumburg, IL 60193

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Commitment Number# 3439513
 Meridian In Cook County, Illinois (Herein Referred to as
**PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE
 DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN
 CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1976
 AND KNOWN AS TRUST NUMBER 21741 RECORDED IN THE OFFICE OF
 THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT
 23863582, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS
 UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM
 SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE
 UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND
 SURVEY).**

Property Address is: 1233 Ironwood Court, Unit C-1, Schaumburg, IL 60193

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 prior to the date the seller acquired title.

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: **1626710174**

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Commitment Number# 3439513

Executed by the undersigned on October 31, 2016:

Fifth Third Mortgage Company

By: [Signature]

Name: Kyle Pfetzer
Vice President

Its: _____



Witness: Kelly [Signature]
Notary Public, Officer



STATE OF OHIO
COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me on October 31, 2016, by Kyle Pfetzer as Vice President on behalf of Fifth Third Mortgage Company, who 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.

[Signature]
Notary Public

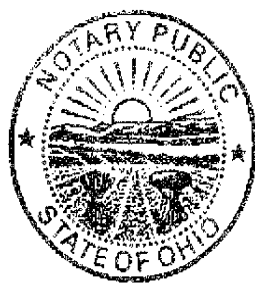
MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: _____

Buyer, Seller or Representative



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

UNOFFICIAL COPY

Commitment Number# 3439513

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 31, 2016

[Signature]
Signature of Grantor or Agent Kyle Pfetzer
Vice President



Subscribed and sworn to before
Me by the said Kyle Pfetzer
this 31st day of October,
2016.
Vice President

NOTARY PUBLIC

[Signature]



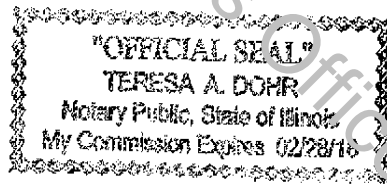
TINA JOHNSON
Notary Public, State of Ohio
My Commission Expires
April 23, 2017

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date November 4, 2016

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Agent
This 4 day of November,
2016.



NOTARY PUBLIC

[Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)