

# UNOFFICIAL COPY

Commitment Number: 16-0007855-01

REO Number: 01094200

**After Recording, Return To:**

KARAM HANS  
3915 28 AVE, EDMONTON, ALBERTA, T6L6G7 CANADA

**Mail Tax Statements To:**

KARAM HANS  
3915 28 AVE, EDMONTON, ALBERTA, T6L6G7 CANADA



\*1632706140\*

Doc# 1632706140 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/22/2016 01:16 PM PG: 1 OF 2

PROPERTY INDEX/TAX/PARCEL IDENTIFICATION NUMBER(TID/PIN): 25-34-403-018-0000

## SPECIAL WARRANTY DEED

**BANK OF AMERICA, N.A.**, WHOSE MAILING ADDRESS IS **2595 W. CHANDLER BLVD., CHANDLER, AZ, 85224**, hereinafter, Grantor(s), for **\$8,500.00 (EIGHT THOUSAND FIVE HUNDRED AND 00/100 U.S. DOLLARS)**, in consideration paid, grants, with covenants of special warranty, to **KARAM HANS**, WITH AN ADDRESS FOR NOTICE OF **3915 28 AVE, EDMONTON, ALBERTA, T6L6G7 CANADA**, hereinafter, Grantee(s), the following real property:

LOT 9 IN BLOCK 7 IN MARYLAND MANOR, A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 709 E 134Th St., Chicago IL 60827

Seller makes no representations or warranties of any kind whatsoever, other than those set out above, whether expressed, implied, or implied by law, or otherwise, concerning the condition or the title of the property, prior to the date 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 with all and singular, the appurtenances thereunto belonging or in any way pertaining to, and all the estate, right, title interest, lien equity, and claim whatsoever of said Grantor(s), either in law or in equity, to the only proper use, benefit, and on behalf of Grantee(s) forever.

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### REAL ESTATE TRANSFER TAX

22-Nov-2016



CHICAGO:	63.75
CTA:	25.50
TOTAL:	89.25

25-34-403-018-0000 | 20161101684360 | 0-806-510-784

\* Total does not include any applicable penalty or interest due.

### REAL ESTATE TRANSFER TAX

22-Nov-2016



COUNTY:	4.25
ILLINOIS:	8.50
TOTAL:	12.75

25-34-403-018-0000 | 20161101684360 | 0-828-596-416

CRD REVIEW *PK*

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Executed by the undersigned on SEPTEMBER 29, 2016.

BANK OF AMERICA, N.A.

By: *Ann Louise Allred* 9-29-16

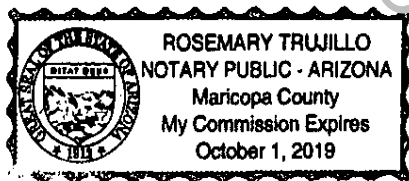
Name: ANN LOUISE ALLRED

Title: ASSISTANT VICE PRESIDENT (AVP)

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on SEPTEMBER 29, 2016, by Ann Louise Allred, as AVP, of BANK OF AMERICA, N.A., who has produced DRIVER LICENSE (name of form of identification), 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.



[Impress Seal Here]

Notary Public: *Rosemary Trujillo* 9-29-16  
Rosemary Trujillo

AFFIX MUNICIPAL TRANSFER STAMP HERE (If Required):

AFFIX COUNTY/ILLINOIS TRANSFER STAMP HERE (If Required):

[CHECK AND COMPLETE, IF EXEMPTION APPLIES]

Exempt under 35 ILCS 200/31-45 paragraph (\_\_\_\_), Section 4, Real Estate Transfer Act

Date: \_\_\_\_\_ Signature of Buyer, Seller or Representative: \_\_\_\_\_

This Instrument Prepared By: LAW OFFICE OF MICHAEL A. GALASON, 12607 S. MEADE AVE., PALOS HEIGHTS, IL 60463